

Delegated Report		Analysis sheet		Expiry Date:		29/06/2007	
				Consultation Expiry Date:			
Officer				Application Number(s)			
Jenny Fisher				2007/2266/P			
Application Address				Drawing Numbers			
Land at College Hall Malet Street & 74-80 Gower Street London WC1E 7HU							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of cycle parking pursuant to condition 9 of planning permission dated 20th December 2004 (ref. 2004/2984/P) (for alterations and extensions to College Hall to provide additional student accommodation).							
Recommendation(s):		Grant approval of details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:							
CAAC/Local groups* comments: *Please Specify							

Site Description

The site is bounded by Gower Street to the west, Malet Street to the east, and Torrington Place to the north and the Royal Academy of Dramatic Art (RADA) to the south. College Hall comprises a 1930's building including one storey at basement level fronting onto Malet Street. The building is split into two wings with a central wing protruding from the main façade forming a T-shaped block. The central rear wing divides the internal courtyard area. 74-80 Gower Street comprises of a terrace of four Grade II listed Georgian properties. The five storey properties front onto Gower Street and back onto College Hall. Over the years a number of internal changes have been made to the properties resulting in a loss of original features.

The site is located within the Bloomsbury Conservation Area and the University Precinct

Relevant History

20 December 2004 - 2004/2984/P

Planning approval subject to conditions and S.106 for:-

Alterations and extensions (including part demolition and re-build) to College Hall along with external and internal alterations to properties at 74-80 Gower Street to provide additional student hostel accommodation.

Condition 9

Details of the proposed cycle parking shall be submitted to and approved in writing by the Council prior to the first occupation of the building. Once the cycle arrangements are approved they shall be implemented and maintained in the approved form.

Reason: To ensure that parking facilities are in accordance with policies.

Relevant policies

Replacement UDP policy T3; parking standards

Camden planning guidance December 2006 cycle parking

Assessment

Officer's report – 2004/2984

Cycling:

Storage for cycles is provided at ground floor level via the northeast staircase lobby to a room alongside the courtyards. This is of a suitable size to comply with UDP Policy. A condition will be placed on any permission given to ensure that this element of the scheme is carried out.

Current application

Cycle storage now on lower ground floor, which allows more space, and secure storage for cycles.

17 spaces are provided in 5 lockable vaults. Additional spaces are provided to one side of a staircase leading down to the lower ground floor vaults.

Details have been provided on plan showing the wheel channel and fixture to balustrade for staircase parking. A typical section shows how each of the cycles parked in secure vaults would be fixed to a Stand. Plan of vaults shows each cycle fixed to a stand.

Complies with T3 j) provision of secure cycle parking and standards. Complies with requirements of transport planner who required 17 spaces, and stands rather than 'hook and hang' parking.