

Delegated Report		Analysis sheet		Expiry Date:		14/03/2007	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Stuart Minty				2007/0074/P			
Application Address				Drawing Numbers			
17 Conway Street London W1T 6BR				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of bicycle storage pursuant to condition 3 of planning permission granted subject to a section 106 legal agreement dated 24th October 2006 (ref. 2006/3420/P) for the change of use from office use (Class B1) to dual use as either educational use (Class D1) or office use (Class B1).							
Recommendation(s):		Approval of Condition 3					
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:	No objections have been received.						
CAAC/Local groups comments:	None required to be consulted.						

Site Description

The application site relates to a 1950's office building comprising of basement, and four upper floors, the top floor being a later mansard roof extension. The building is located on the west side of Conway Street close to its junction with Fitzroy Square and the Fitzroy Square Gardens. To the rear the site adjoins 3-10 Warren Mews, which is a two-storey building, used for light industrial purposes and beyond that the residential properties on the west side of Warren Mews.

The site is located within the Bloomsbury conservation area, the Fitzrovia area and is also within the Central London Area. Although the building itself is not listed, all of the remaining properties within the terrace on the west side of Conway Street are either grade II or II* listed, whilst all but No 12 Conway Street on the east side of the street are of the same designation.

Relevant History

2006/3420/P - Change of use from office use (Class B1) to dual use as either educational use (Class D1) or office use (Class B1) – Approved subject to S106 Agreement (24/10/2006)

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

The London Borough of Camden Adopted Unitary Development Plan 2006

T1 - Sustainable transport

T3 - Pedestrians and cycling

T4 - Public transport

Camden Planning Guidance (Adopted December 2006)

P61 – Cycle Parking and storage

Assessment

Condition 3 pursuant to Planning Approval 2006/3420/P, requires the submission of details of suitable area for storage of bicycles.

Original drawing number 500/GA01 shows a proposed cycle storage area for 8 cycle spaces. The cycles are stored at basement level within the central vault under the street at the front of the site with access via a door within the lightwell. The storage area would be accessible to users of the building and is located just off the central corridor.

Officers raised concern with the layout/design of the cycle storage. This has since been revised providing Sheffield parking stands (illustrated on drawing number 500/GA01 Rev N), which are spaced with a 1.0 metre gap between adjacent perpendicular stands. There are now 4 sets of Sheffield stands which each rack providing parking spaces for 2 bicycles. The design and layout now accords with the Streetscape Design Manual and the Councils Transport team have raised no objections.

In accordance with appendix 6 of the replacement UDP and based on a proposed floor area of 1006m² the proposed development would require a minimum of 6 cycle spaces. The development provides 8 spaces and therefore exceeds this standard.

Given the aforementioned, the details submitted are considered acceptable. The discharge of condition 3 is accordingly recommended.

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