

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>20/12/2006</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Alex Bushell				2006/4740/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Howland House 2-6 Fitzroy Street, 8 Fitzroy Street, 18-24 Howland Street, 91-107 Whitfield Street and 9-18 Maple Place, London W1T 4BZ				Drawing No. 2240_20_872; Covering Letter dated 16 October 2006			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>		
<b>Proposal(s)</b>							
Details showing the location of a temporary internal secure and weatherproof structure for the storage of bicycles pursuant to condition 9 of planning permission subject to a section 106 legal agreement dated 22nd December 2005 (ref. 2005/4097/P) (for the demolition of the existing buildings and the erection of a six-storey building (with basement and roof top plant enclosure) for office use (Class B1)).							
<b>Recommendation(s):</b>		Approve details					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		None					
<b>CAAC/Local groups* comments:</b> *Please Specify		None					

## Site Description

The building on site has now been demolished and previously comprises the existing ARUP head office buildings facing Whitfield Street, Howland Street and Fitzroy Street, with three frontages facing Maple Place, a mews type road centrally within the site. The previous buildings were designed and built in the 1950s/60s and were seven storeys in height on Fitzroy Street, five storeys on Whitfield Street and six storeys on Howland Street. The site is not within a conservation area, although the junction with Whitfield Street and Maple Street (approx 30m to the north) is the southern boundary of a northern section of the Bloomsbury Conservation Area. No building within or adjoining the site is listed.

## Relevant History

Planning permission for the redevelopment of the site was granted on 22/12/2005 as ref 2005/4097/P for the demolition of the buildings described above and the erection of a 6 storey building for office use (ARUP head office redevelopment phases 2 and 3. The relevant condition is no. 9 as follows:

*Prior to the first occupation of the use hereby permitted, detailed drawings including plans elevations and sections, shall be submitted to and approved in writing by the Local Planning Authority to show the form of a secure and weatherproof structure for the storage of bicycles within the open area of the site facing Maple Place.*

*Thereafter, the bicycle store shall be constructed and made available for use on or before the first use of the offices. Reason: To ensure that the development provides a suitable area for bicycle storage in accordance with the requirements of Policy TR22 of the London Borough of Camden Unitary Development Plan 2000.*

## 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.

Policy T2 of the replacement UDP and TR22 of the 2000 UDP

## Assessment

The application relates to the approval of details of cycle parking required by Condition 9 detailed in relevant history above.

ARUP is constructing the building in two phases and intends to occupy the office space in the first phase while constructing the second phase. The first phase relates to 8226m<sup>2</sup> of office floorspace on the corner of Fitzroy Street and Howland Street. Whilst the condition technically requires details be submitted, agreed and made available prior to occupation of the entire scheme, interim details have been submitted for the first phase. The space would be located within the building at ground floor level and would provide sufficient cycle parking space to meet the UDP standards for phase 1 of the development and is secure, weatherproof etc..

Recommend approval subject to an informative advising that further details must be submitted prior to the occupation of phase 2.

## **Disclaimer**

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