

Delegated Report		Analysis sheet		Expiry Date:		26/09/2006	
		N/A / attached		Consultation Expiry Date:		NA	
Officer				Application Number(s)			
Grant Leggett				2006/3531/P			
Application Address				Drawing Numbers			
74A Holmes Road London NW5 3AT				Proposed Ground Floor Plan Drawing No. 5195/200 Rev P4; BROXAP Cycle & Motorcycle - Rack Specification Sheet			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Details of cycle storage pursuant to condition 4 of the planning permission dated 03/11/05 (2005/3264/P) for the demolition of existing vacant vehicle repair workshop & erection of a 5 storey mixed use building comprising flexible Class B1 floorspace on the ground floor and 27 affordable shared ownership residential units.							
Recommendation(s):		Approve					
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
Summary of consultation responses:		NA					
CAAC/Local groups' comments:		NA					

Site Description

The application relates to a triangular site situated on the north side of Holmes Road, but also has a north-facing frontage to a fork of Holmes Road. The site is occupied by a single-storey building occupied as a vehicle repair workshop.

The area is characterised by a variety of building sizes and uses, including mixed-use buildings of up to five storeys. Historically the site has been an employment area but recent developments have brought about a significant proportion of residential uses. There is a Council housing block to the south/west.

Relevant History

February 2004: Planning permission **refused** for the demolition of existing single storey workshop building and the erection of a 5-storey building comprising 32 residential units (27 x 1-bed, 4 x 2-bed and 1 x 3-bed) for affordable housing.

October 2004: Planning permission **refused** for the demolition of existing single storey workshop building and the erection of a 5 storey building comprising 46sqm of B1 floorspace at ground floor level and 31 residential units (3 x studio flats, 23 x 1 bed units, 4 x 2 bed units and 1 x 3 bed units) on ground to fourth floors for affordable housing.

April 2005: Planning permission **refused** for demolition of existing vehicle repair workshop and erection of a 5-storey mixed use building comprising B1 floorspace on the ground floor and 27 low cost home ownership dwellings above (23x1-bed, 3x2-beds and 1x3-beds).

November 2005: Planning permission **granted** for demolition of existing vacant vehicle repair workshop & erection of a 5 storey mixed use building comprising flexible Class B1 floorspace on the ground floor and 27 affordable shared ownership residential units. (Amendments including increase in ground floor height resulting in overall increase in building height of approx 0.5m)

Relevant Policies

London Borough of Camden Replacement Unitary Development Plan 2006

T3 – Pedestrians and cycling

Assessment

Condition 4 of the planning permission granted on 03/11/2005 (ref: 2005/2364/P) for demolition of existing vacant vehicle repair workshop & erection of a 5 storey mixed use building comprising flexible Class B1 floorspace on the ground floor and 27 affordable shared ownership residential units reads:

“Details demonstrating how the area shown on the approved plans as providing cycle storage will provide for not less than 15 bicycles shall be submitted to and approved by the Council prior to the first occupation of the premises for residential use. The approved cycle storage shall be provided in its entirety prior to the first occupation for residential use and retained permanently thereafter and reserved solely for the use of residential properties within the building.”

Details have been submitted showing that the ground floor storage can readily provide for up to 16 cycles to be stored vertically in racks. The details are considered acceptable. The requirements of condition 4 and policy T3 are therefore satisfied.

Recommendation

Approve.

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