

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		21/05/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Peter Higginbottom				2014/2178/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
34 Middlesex House Cleveland Street London W1T 4JE				P3110 Rev 01 Construction Management Plan			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Detail pursuant to condition 4 (cycle storage) and 5 (construction management statement) following planning permission granted 14/2/2013 (2013/7188/P) for the change of use at basement level from car park (sui generis) to office use (Class B1) and enclosure of external ramped area.							
<b>Recommendation(s):</b>		Granted					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		None					
<b>CAAC/Local groups* comments:</b> *Please Specify		None					

## Site Description

Middlesex House is a five storey plus basement office building located on the eastern side of Cleveland Street directly opposite the junctions of Foley Street and Riding House Street that are both within the City of Westminster. The site is within the Charlotte Street Conservation Area and, although not listed, it is recognised as a positive contributor to the character of the conservation area. The nearest listed building is Middlesex Hospital Annex immediately to the north. The site is also within the Central London area.

## Relevant History

2013/7188/P - Change of use at basement level from car park (sui generis) to office use (Class B1) and enclosure of external ramped area.

## Relevant policies

### LDF Core Strategy and Development Policies

CS11 Promoting sustainable and efficient travel

DP17 Walking, cycling and public transport

CPG7 transport

## Assessment

### Condition 4 - Cycle Parking

Plans have been submitted showing a total of 27 cycle parking spaces in a secure room in the basement with external access from a staircase to the side of the building with bike track. The proposal includes Josta Wall Racks. Guidance CPG 7 indicates that the Council's recommends the use of either "Camden" or Sheffield stands for cycle storage however the use of Josta Wall Racks are also considered acceptable where appropriately laid out. The original submitted plans showed a clash between a storage cupboard and cycle stand no. 22. This has since been resolved through the omission of the storage cupboard.

The proposed details demonstrate an appropriate number and layout and therefore acceptable with regards to Policy DP17 and Guidance CPG7 and the condition can be discharged.

### Condition 5 - Construction Management Plan

The applicant has submitted a construction management plan based on the Council's proforma. The CMP has been reviewed by the Council Transport Strategy and is considered acceptable. The condition can therefore be discharged.