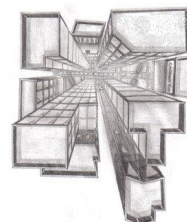


KR PLANNING

CHARTERED TOWN PLANNER

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07545264252



REF: L/Esso/SS
PP-03639014

01 September 2014

Planning Services
London Borough of Camden.
Camden Town Hall
Argyll Street
LONDON
WC1H 8EQ

Dear Sir/Madam

S73 TOWN AND COUNTRY PLANNING ACT 1990
S73 APPLICATION TO VARY CONDITION 13 (CYCLE PARKING)
SITE AT ESSO GARAGE, CHALK FARM ROAD, CAMDEN

I have been instructed to make an application under S73 of the Town and Country Planning Act 1990 to vary the conditions relating to cycle parking on planning permission reference 2012/0974/P. The fee of £195 follows via hard copy cheque.

To enable the beneficial redevelopment of the site, my Client has instructed that an application be made to vary condition 13 of PP 2012/0974/P in accord with the drawing enclosed:

Drawing No	Title	Scale
110910-S73(GA)091	Proposed Lower Ground Floor Plan	1:100@A1

The Proposal

Cycle parking is required for the student accommodation at the ratio of 1 space to 2 students applying TfL cycle parking standards. The extant consent provided for numbers over and above this standard, but as the scheme has

evolved it has become apparent that there is insufficient space within the basement area for this over provision to be accommodated.

Therefore the applicant is now proposing a London Plan compliant scheme, with provision at 1 space per 2 rooms, which would accord with the requirements of DP 18. We would therefore request that the condition be varied to read:

~~Before the development commences, the proposed cycle storage area for 130 cycle spaces as shown on drawing ref: XXXXXXXXX will be provided on-site in its entirety prior to the first occupation of any of the student units, and thereafter permanently maintained and retained thereafter~~

I have also deleted the ultra vires components of the condition (not a condition precedent as doesn't go to heart, completion component and maintenance)

Conclusion

We trust that Officers will treat this matter expeditiously, but should you require anything further in the meantime, please do not hesitate to contact me on 07545 264 252 or at Kieran@krplanning.com.

Yours Faithfully



Kieran Rafferty
BA(URP) CUKPL MPIA MRTPI

Encl:

CC: Client