

Ms Amy Lee  
CBRE Ltd  
Henrietta House  
Henrietta Place  
London  
W1G 0NB

Application Ref: **2014/6758/P**  
Please ask for: **Sally Shepherd**  
Telephone: 020 7974 **4672**

13 January 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**79 Camden Road**  
**London**  
**NW1 9EU**

Proposal:  
Details of condition 6 (cycle storage) of planning permission 2013/7646/P dated 15/05/2014 (for redevelopment of the site to create 164 residential units, including affordable housing, following demolition of all existing business use buildings (Class B1) on the site and construction of a new building ranging from 5 to 7 storeys in height, together with associated works to create a lower ground floor, landscaping and public realm improvements).

Drawing Nos: 4998-20-400 Rev D; 4998-20-408 Rev D; 4998-20-168 Rev D; 4998-20-424 Rev D; 4998-20-432 Rev D; 4998-20-439 Rev D; 4998-32-501; 4998-32-502; 4998-sk-510; 4998-sk-520 Rev A; 4998-sk-521 Rev A; 4998-sk-522 Rev A; 4998-sk-523 Rev A; 4998-sk-524 Rev A; 4998-sk-525 Rev A; Cycle-Works Josta 2-tier: Product Guide & Case Studies; Cycle-Works Josta 2-tier High Capacity Rack: Product Specification

The Council has considered your application and decided to approve details.



Informative(s):

- 1 The submitted details show that 283 cycle spaces have been provided for residents along with 5 for visitor spaces which are well over the requested amount of 183. It is acknowledged that not all of the cycle parking spaces have at least 2500mm of clearance. However, due to the special circumstances and limited space at the site, the proposed storage is considered to be acceptable with a 2000mm clearance.

The full impact of the proposed development has already been assessed. The details submitted do not relate to the external appearance of the building and would not have an impact on the appearance of the host building or street scene, or the amenity of adjoining occupiers.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP17 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.1, 6.9, 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17, 29-30 and 56 - 66 of the National Planning Policy Framework.

- 2 You are reminded that conditions 8 (landscaping), 14 (tree planting), 20 (vibration mitigation) and 21 (piling works) of planning permission granted on 15/05/2014 (2013/7646/P) are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment