

Mr Jonathan McClue
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Date 19 February 2015
Our ref 13947/DG/8404197v1
Your ref

Dear Mr McClue

Application for approval of details reserved by condition 4 of application ref: 2014/6410/P – Bruges Place, Baynes Street, London, NW1 0TF

On behalf of the applicant, Bruges Place Investments Ltd, please find enclosed with this letter an application for approval of details reserved by condition 4 of application ref: 2014/6410/P. The application has been submitted via the planning portal (ref: PP-03986013) and via hard copy with this letter.

The following documents are included with this letter:

- 1 App statutory planning application form
 - 1338/P/101/5 – Site Plan.
 - 1338/P/101/11/A – Ground Floor Proposed.
 - Cycle Storage Data Sheet
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Proposal

The Ground Floor Plan indicates two secure cycle storage locations: the first one is a dedicated cycle store for 20No bikes in the West Block, the second location comprises of 4No covered Sheffield stands for 8No bicycles in the courtyard of this gated development.

The condition requires the provision of 27 cycle spaces. The residential units to which the cycle spaces relate were approved under Class J of the General Permitted Development Order, (ref: 2014/P4321/P). Under these rights there is no policy requirement to provide one cycle space per unit. The applicant has endeavoured to provide as many spaces as possible within the available area.



Nathaniel Lichfield
& Partners

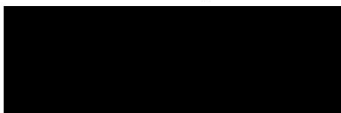
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As such the scheme can accommodate the requested 27 spaces, however space for 20 bicycles will be within the building and storage for up to 8 bicycles will be available externally as demonstrated on the submitted ground floor plan.

The external cycle storage will be weather protected via a Coventry Cantilever system the details of which are demonstrated on the attached data sheet.

The strategy is as per discussions held with yourself following approval of the planning application. I trust that the enclosed information is sufficient to allow you to discharge condition 4 of planning permission 2014/6410/P.

Yours sincerely



Owain Nedin MRTPI
Senior Planner

Enc.