

Mr. Owain Nedin  
NLP  
14 Regent's Wharf  
All Saints Street  
London  
N1 9RL

Application Ref: **2015/0996/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

20 April 2015

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Approval of Details Granted

Address:  
**1-30 & 31-43 Bruges Place**  
**London**  
**NW1 0TF**

Proposal:  
Details of cycle parking storage required by condition 4 of planning permission 2014/6410/P dated 09/12/2014 (for the creation of inset balconies and ground floor extensions).

Drawing Nos: 02 (Bicycle Storage and covered external Bicycle Stands) dated 14/05/2014; 06 (Location Plan) dated 03/10/2014; Coventry Cantilever BXM/COV/CAN and Guidelines and standard dimensions for the Allpark Ltd Double Stacker cycle parking system.

Informative(s):

- 1 Reason for granting permission:

The submitted details of cycle storage are acceptable with the details being in accordance with the Council's standards. Secure and covered storage has been provided for 27 cycles as per the requirements of the planning condition with 19 provided internally (18 as Josta Two-tier system and 1 parallel bike stand) and 8 externally through Sheffield Stands.



The 18 Josta Two-tier stands conform to CPG7 guidance in that they are within an area with a ceiling height above 2700mm and are 400mm apart. The Sheffield Stands have been developed in accordance with the guidance by having the appropriate height, width and spacing.

The external enclosure can only be accessed within the gated estate and would be screened from views. It would be located internally within the site behind vegetation, boundary treatment and existing buildings. In any event, its design would be modest and elegant as to not harm the character or appearance of the surrounding area.

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 6.9 and 7.4 of the London Plan 2011; and paragraphs 14, 17, 29-41 and 56-68 of the National Planning Policy Framework.

- 2 You are advised that all conditions relating to planning permission 2014/6410/P granted on 09/12/2014 which need details to be submitted, have been 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