

Miss Catriona Jones
Emrys Architects
CAP House 9-12 Long Lane London
EC1A 9HA United Kingdom

Application Ref: **2015/3773/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

28 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
74 Chancery Lane
London
WC2A 1AD

Proposal:
Details relating to condition 5 cycle storage of planning permission (2014/0972/P) dated 31/03/2015 for the change of use from business use to residential use.

Drawing Nos: Product literature - NBS Plus - Semi Vertical Racks; Semi Vertical Cycle racks, 1301-0600-AP-001 Rev PL01.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting permission.

The proposed cycle storage would provide 8 covered, secure and fully enclosed cycle parking spaces. This level of provision is in accordance with the minimum requirements of the London Plan. The plans and product literature submitted



indicate that "semi vertical" cycle parking facilities would be provided, which is not in accordance with CPG7. Vertical parking systems are not considered to be easily accessible unlike the "Sheffield" stand; and are generally not supported.

It is acknowledged that the cycle stores were approved as part of the original application. Furthermore given the space constraints at the site, it is considered that on balance the proposed cycle storage facilities are acceptable instead of the preferred "Sheffield" stands in this instance. Condition 5 can therefore be discharged.

- 2 You are advised that there are no outstanding conditions related to the planning permission granted 31/03/2015 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment