

Mr Emanuele Falsanisi
EFA
Flat 27 Leys Court
BRIXTON ROAD
London
SW9 7RA

Application Ref: **2015/4839/P**
Please ask for: **Fergus Freeney**
Telephone: 020 7974 **3366**

7 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
124 Clerkenwell Road
London
EC1R 5DJ

Proposal:
Detail of condition 5 (Cycle Parking) for application dated 04/03/2015 (ref: 2014/2999/P) for change of use from Office to a Hotel.

Drawing Nos: 003 200K; 004 200K B; 005-200K A; 006-200K B

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting permission:

The original permission dated 04/03/2014 (ref: 2014/2999/P) required that details of 9 cycle spaces (6 for the hotel, 3 for the residential units) be provided.

The proposal sees the existing building reused as a hotel with office and residential space re-provided. Previously there was no cycle parking on site for either the flats



or the office accommodation.

3 spaces would be provided within the entrance hallway to the residential properties with 3x Sheffield Stands. They would be located to the rear of the site and it would be necessary to take bikes up some shallow steps to reach this location. Although not ideal, given the constraints of the site and the narrowness of the hallway it is noted as being the only suitable internal location to place the residential bike stands.

8 spaces would be provided in the hotel basement with 4x Sheffield Stands. The spaces would not be directly accessible from the street but would require the lift to be used and then a ramp to take bikes up to upper basement level. Although not ideal, given the constraints of the site (which reused an existing building rather than wholesale redevelopment) it is considered acceptable. The applicant has provided details of how hotel staff would be able to assist in taking bikes to this location.

The applicant acknowledges the constraints of the site and the difficulties in providing fully compliant cycle facilities. In order to address this they have also proposed cycling facilities to the front of the hotel at the street. 5x Sheffield Stands (providing 10 spaces) would be located on the applicants land, the public highway/pavement would not be affected and approximately 2.2m of pavement space would remain (the minimum requirement being 1.8m). The cycle parking would be located close to the front façade of the building and it is not considered that it would contribute towards street clutter or have a harmful impact on the appearance of the host building or wider conservation area.

Following discussions with the Council's transport team this is considered to be an acceptable approach in this instance. The policy requirements for both the residential and hotel cycle parking would be met internally with an additional 10 spaces provided externally. In total 21 cycle parking spaces would be provided which is 11 more than the policy requires. This level of cycle parking is considered to be acceptable.

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.

Special regard has been given to the desirability of preserving or enhancing the character and appearance of the conservation area and the features of special architectural or historic interest of the listed buildings, under s.66 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed details are in general accordance with policies CS5, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP24 and DP25 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, 29-30, 56-66 and 126-141 of the National Planning Policy Framework.

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', written in a cursive style.

Ed Watson
Director of Culture & Environment