

Mr Stuart MacKay
David Morley Architects
Chapel House
18 Hatton Place
London
EC1N 8RU

Application Ref: **2015/5777/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

22 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
114 Southampton Row
London
WC1B 5AA

Proposal:

Details of cycle storage and privacy screens as required by conditions 4 and 12 of planning permission 2014/2199/P dated 30/06/2014 (Erection of fifth floor extension, ground floor infill extension and rear extension, courtyard stairwell up to first floor and plant enclosure to the rear at second floor level in association with a conversion of basement car park to a wellness facility (sui generis), conversion of vehicle access to retail/financial unit (Class A1/A2) at ground floor, change of use from office (Class B1a) into events space with catering facilities (sui generis) at first floor, retention and refurbishment of offices (Class B1a) at second and third floor, and 4 new residential units (Class C3) at fourth and fifth floors).

Drawing Nos: 01_006, 01_007, 3548-150-001, 3548-150-002, 3548-170-001, 3548-170-002, 3548-170-003, 568-100-SKE-246 Falco Level



Informative(s):

1 Reasons for granting approval of details:

The submitted information in relation to the details of cycle storage and privacy screens are in keeping with the wording of conditions 4 & 12 of planning permission 2014/2199/P dated 30/06/2014 and have met the satisfaction of the council.

The proposed cycle storage area within the ground floor of the building would provide 12 cycle parking space for residents through a Josta two tier stand. The ceiling height of the cycle store is 2.65m with a space of 375mm between each stand. The proposed clearance for access is 2.10m. Although these measurements are slightly lower than the standards required for cycle storage within CPG7, it is considered sufficient due to the constrained space within the cycle store. As such the submitted details of cycle storage are considered acceptable.

The proposed privacy screens (on the 4th and 5th floor rear terraces) are sufficient in height and solid design to prevent overlooking to adjoining flats. Their design in steel and glass is considered appropriate in terms of form and materials to the rear elevation of the building.

The full impact of the proposed development has been assessed. Therefore, the proposed details are considered acceptable and would not have a harmful impact on the appearance of the host building or on neighbouring amenity.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.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 DP17, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Policies. . The proposed development also accords with policies 6.9, 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17, 29, 30, 35, 56-66 of the National Planning Policy Framework.

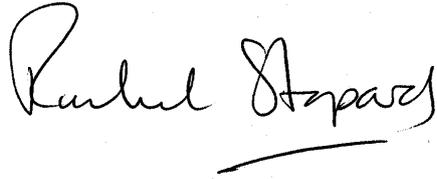
2 The applicant is advised that conditions 8 and 11 of planning permission 2014/2199/P dated 30/06/2014 are outstanding and require details to be submitted and approved.

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

A handwritten signature in black ink, reading "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath the name.

Rachel Stopard
Director of Culture & Environment