

Kevin Wong  
Atkins, Walters & Webster Ltd  
106 Weston Street  
London  
SE1 3QB

Application Ref: **2016/2180/P**  
Please ask for: **Zenab Haji-Ismail**  
Telephone: 020 7974 **3270**

2 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**82 Guilford Street**  
**London**  
**WC1N 1DF**

Proposal:  
Details of cycle storage required by condition 4 of planning permission ref 2015/2654/P (dated 28/09/2015) for the change of use from nurses' hostel (sui generis) to residential (use class C3).  
Drawing Nos: Cover letter (dated April 2016) and 0210 Rev\_ C.

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

Informative(s):

- 1 Reason for approval of details

The original planning permission dated 28/09/2015 (ref: 2015/2654/P) required that details of 6 cycle spaces for the 4 residential units be provided as well as associated refuse storage. The submitted details of cycle storage and waste/recycling storage are acceptable and meet the Council's recommended standards.



The proposal seeks to provide one storage cabinet for bicycles within a storage area at basement level. Given the constraints of the listed building, this approach is considered to be acceptable. The proposed storage space is safe and secure in its design.

Refuse and recycling waste would be kept within designated waste storage areas and collected from the street outside the property and collected by the London Borough of Camden approximately three times a week. Given the constraint of the site, this is considered to be acceptable.

The full impact of the proposed development has already been assessed. The details submitted do not relate to the external appearance of the building and would not have an impact on the appearance of the host building or the amenity of adjoining occupiers.

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 policies CS5, CS6, CS11, CS14 and CS18 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP5, DP17, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.1, 6.9, 7.4 and 7.6 of London Plan 2016; and paragraphs 14, 17, 29-30, 35 and 56 -66 of the National Planning Policy Framework.

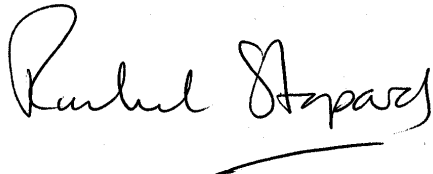
- 2 You are advised that all conditions relating to planning permission ref 2015/2654/P dated 28/09/2015 which need details to be submitted, have been approved.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Supporting Communities