

Mr Livio Venturi
Contemporary Design Solutions
46 Great Marlborough Street
London
W1F 7JW

Application Ref: **2015/5929/P**
Please ask for: **David Glasgow**
Telephone: 020 7974 **5562**

6 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
29 - 33 Chalk Farm Road
London
NW1 8AJ

Proposal:

Variation of condition 2 of planning permission granted 11/02/2013(ref:2012/6776/P) as an amendment to planning permission granted 09/10/2012 (ref: 2012/0974/P) for redevelopment of existing petrol filling station site with a basement plus 4-storey mixed-use building, to allow for a reduction in cycle parking spaces from 148 to 129 spaces.

Drawing Nos: 150320-A(S)001;

The Council has considered your application and decided to grant permission subject to the following condition(s):



Condition(s) and Reason(s):

- 1 Condition 2 of planning permission granted on 11/02/2013 (ref:2012/6776/P) as an amendment to planning permission granted 09/10/2012 (ref: 2012/0974/P) shall be replaced with the following condition:

REPLACEMENT CONDITION 2

"Before any work on the relevant parts of the development are commenced, full details of the proposed areas for cycle and refuse storage (the cycle storage to provide for 129 cycles total) shall be submitted to and approved by the Council. The approved facilities shall thereafter be provided in their entirety prior to the first occupation of any of the student units, and thereafter permanently maintained and retained."

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of 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

Informative(s):

- 1 Reason for Granting:

On 11/02/2013 application ref: 2012/6776/P to vary original permission 2012/0974/P was granted for amendments to areas designated to A1 and A3 spaces, and the installation of an additional fire escape. As part of that application the basement cycle parking area and refuse store were reconfigured, altering the layout approved under application ref: 2012/5703/P. As such an additional condition requiring the full details of the cycle and refuse storage was attached to the permission.

Condition 2 of application ref: 2012/6776/P states:

"Before any work on the relevant parts of the development are commenced, full details of the proposed areas for cycle and refuse storage (the cycle storage to provide for 63 cycles for the Chalk Farm Road student accommodation and 85 cycles for the adjacent Harmond Street development) shall be submitted to and approved by the Council. The approved facilities shall thereafter be provided in their entirety prior to the first occupation of any of the student units, and thereafter permanently maintained and retained."

The current application seeks to vary the above condition to reduce the number of required cycle spaces, from 148 to 129. This is the result of space constraints arising from the internal reconfiguration of the lower ground floor of the building approved under planning ref: 2012/6776/P. The proposed 129 spaces accord with minimum policy requirements for the development as confirmed by the council's transport officers. As such the condition can be varied to specify the reduced amount of cycle spaces.

No objections have been raised in relation to the application. The application site's

planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is 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.

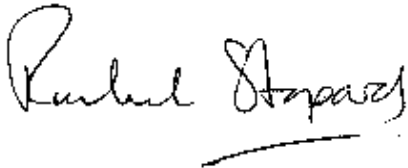
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission.
- 3 You are advised that details of the proposed 129 cycle parking spaces and refuse storage as required by condition 2 of 2012/6776/P (as amended by this permission) need to be submitted in order to discharge the condition.

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
Executive Director Supporting Communities