

Mr Jennifer Ross
Tibbalds Planning and Urban Design
19 Maltings Place
169 Tower Bridge Road
London SE1 3JB

Application Ref: **2016/0191/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

3 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Arthur West House
79 Fitzjohn's Avenue
London
NW3 6PA

Proposal:

Details of cycle store required by condition 6 of planning permission 2014/7851/P dated 28/08/15 (for demolition of hostel and erection of 3 - 6 storey building and basement to provide 33 self-contained flats and ancillary extra-care and support facilities).

Drawing Nos: Planning condition n.6 - Bike storage and staff facilities; 276/4702b

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

Condition(s) and Reason(s):

Informative(s):

- 1 Reason for granting permission



The size of the cycle store has been revised as part of a minor material amendment application (ref: 2016/4256/P). The cycle store would provide 37 spaces (33 spaces for residents and an additional 4 for staff/visitors) in accordance with the original planning permission. The cycle store would have 16 double tier racks to accommodate a total of 32 cycles with the remainder in a single tier rack. There are two points within the cycle store which would be slightly below the requirements set out within CPG7. Part of the cycle store would have an aisle width of 1.7m (instead of 1.8m) and 3 double tier racks (for 6 cycles) would have a height of 2.63m (instead of 2.7m). While slightly below the standards set out in CPG7, the Council's transport team have confirmed that the cycle store is acceptable.

Step free access would be provided between the street and the basement bike store via a lift. This is acceptable. The secondary access route for staff would not be step free but would have a wheel channel adjacent to the external steps. This would help staff to push their bikes up and down the steps. A changing room, shower room and lockers for staff would be provided on the west side corner of the lower ground floor.

The planning and appeal history of the site has been taken into account when coming to this decision.

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 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; and policy T1 of the Camden Local Plan Submission Draft 2016.

- 2 You are advised that details have been submitted for conditions 4 (landscaping) and 7 (green roof) of planning permission granted on 28/08/2015 (ref 2014/7851/P) and are still being assessed. Additional information is required before these conditions can be discharged and this was requested 2/11/16 with a further request sent 19/1/17.

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

David T. Joyce

David Joyce
Director of Planning and Regeneration