

Miss Harriet Barber  
Montagu Evans  
5 Bolton Street  
London  
W1J 8BA

Application Ref: **2016/5838/P**  
Please ask for: **Michael Cassidy**  
Telephone: 020 7974 **5666**

31 March 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**44-44A Gloucester Avenue**  
**London**  
**NW1 8JD**

Proposal:

Details pursuant to Condition 4 (cycle storage) of planning permission reference 2015/1243/P, dated 30/11/2016, for demolition of existing buildings identified as Number 2 at the northwest corner of the site and Number 4 at the eastern corner of the site to provide a new ground plus 5 upper storey building along the north west part of the site and a ground plus 2 storey building at the eastern corner and refurbishment of existing building on site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard with ancillary works.

Drawing Nos: 173\_PL\_COND\_04\_01 Rev D; 173\_PL\_COND\_04\_02 Rev D;  
173\_PL\_COND\_04\_03 Rev E; and 173\_PL\_COND\_04\_05 Rev A

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



Informative(s):

1 Reasons for granting

Condition 4 requires details of a secure and covered cycle storage area for 68 cycle parking spaces for the residential part of the development and 8 cycle parking spaces for the office (Class B1a) part of the development to be submitted to and approved by the local planning authority and then provided in their entirety prior to the first occupation of any of the new units.

The proposed basement plan (173\_GA\_-01 Rev H), as approved under planning permission reference 2015/1243/P, shows a total of 56 secure and covered cycle parking spaces (50 for residential use and 6 for the office), with the approved proposed ground floor plan (173\_GA\_00 Rev F) showing an additional 3 Sheffield stands externally at ground floor level, providing an additional 6 visitor spaces. Condition 4, however, requires the provision of a total of 76 secure and covered cycle parking spaces. The internal layout at basement level has been minimally altered to accommodate the additional cycle spaces. The amended layout is considered to be acceptable and does not have a material impact on the approved development.

The Council's Transportation Section have reviewed the details submitted and have confirmed that the requirements of the condition have been met. No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. The details submitted have been assessed in relation to the approved scheme, the site and its surroundings.

The details submitted are considered sufficient to satisfy the requirements of Condition 4 and would be in 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.

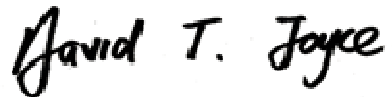
- 2 You are advised that Conditions 3 (sample materials), 10 (extract ventilation), 13 (drainage), 14b (contamination), 16 (refuse and cycle stores), 22 (air quality assessment) and 23 (privacy screens) of planning permission 2015/1243/P remain outstanding.
- 3 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce  
Director of Regeneration and Planning