

Mr Senan Seaton Kelly  
Tibbalds Planning and Urban Design  
19 Maltings Place  
169 Tower Bridge Road  
London  
SE1 3JB

Application Ref: **2016/0688/P**  
Please ask for: **Seonaid Carr**  
Telephone: 020 7974 **2766**

8 May 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Regent's Park Estate  
Robert Street  
London  
NW1**

Proposal:

Details of cycle storage required by condition 28 and level plans required by conditions 36 and 47(ii) of planning permission 2015/3076/P dated 09/12/2015 ( for a two-phased mixed use development to provide 116 residential units (Class C3), community facility (Class D1) and retail and commercial space (Class A1/A3/A4) across 8 plots) in association with High Speed 2 proposals.

Drawing Nos: Cycle and Waste Strategy Report dated March 2017, VARS-IW-XX-ZZ-DR-A-10.0.10 Rev D, TVP-IW-XX-ZZ-DR-A-10.0.10 Rev C, RWOS-IW-XX-ZZ-DR-A-10.0.10 Rev C, SBM-IW-XX-ZZ-DR-A-10.0.10 Rev D, ROBS-IW-XX-ZZ-DR-A-10.0.10 Rev D, DCH-IW-XX-ZZ-DR-A-10.0.10 Rev C, NL-IW-XX-ZZ-DR-A-10.0.10 Rev D and COGH-IW-XX-ZZ-DR-A-10.0.10 Rev C

The Council has considered your application and decided to grant permission

Informative(s):



1 Reasons for granting permission.

Condition 28 relates to details of cycle storage for future occupiers of the development. The applicant has provided plans of each of the cycle stores for each of the eight sites including details of the quantum and type of cycle storage which would be either two tier josta stands or CaMden stands. The cycle store rooms are the same as that approved within the parent application with the exception of the Cape of Good Hope site. During the detailed design the plans have been amended slightly to incorporate a gas meter room internally which is accessed via the cycle store, this has resulted in a slightly smaller room. However the facility would still allow a sufficient distance for the cycles to be accessed.

During the application stage concern was raised regarding the storage facility at the Victory Public House site and it was written into the officer report that the provision will need to be addressed via planning condition. The applicant has considered other methods of cycle storage for this site, however given the typology of the site it was not possible to provide the cycle store in any other location. Given the storage would be covered and secured on balance it is considered acceptable.

Overall it is considered the level of detail provided is sufficient for the requirements of condition 28.

Condition 36 and 47(ii) require the submission of level plans. The applicant has provided level plans for each of the eight sites, these have been reviewed by the Council's Highways Engineers and considered acceptable. Therefore sufficient detail has been provided for the approval of condition 36 and 47(ii).

The full impact of the proposed development has already been assessed. As such, the proposed details are 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 You are reminded that conditions 7, 8, 11(a,b,c,e), 15, 18, 20-23, 26, 29, 31, 33(in relation to phase 2), 34, 37, 39-41, 44, 45 and 50 of planning permission 2015/3076/P dated 09/12/2015 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

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning