

Mr Aaron Brown
Quod
Ingeni Building 17 Broadwick Street
London London W1F 0AX United
Kingdom

Application Ref: **2016/1996/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

24 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

**Land bounded by Haverstock Road
Wellesley Road and Vicar's Road including Nos 121-211 Bacton Low Rise Estate
113a,115 and 117 Wellesley Road and 2-16 Vicar's Road
Gospel Oak
London
NW5 4**

Proposal: Approval of details of the cycle storage to partially discharge condition 9 (for Phase 1 of the development) of 2012/6338/P (as amended by 2014/3633/P and 2015/1189/P); redevelopment of Bacton Low Rise Estate, Gospel Oak.

Drawing Nos: Location plan - 202_A_P001_00; 1952_C-EW-CYC_P2, 1952_DHO-L00_P17, 1952_GA-P-A-L00_FD2, 1952_GA-P-C-L00_C9; Quod - Cycle Storage Strategy, Bacton Low Rise; 2014/3633/P, July 2015, Ref: Q30150.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for granting permission:

The submitted details of cycle storage spaces for 76 cycles as related to Blocks A,



B1, B2 and C are acceptable. The proposed cycle storage facilities comprise 3 types: Josta stands, double stacked and Sheffield stands. They would be within ground mounted metal bars and simple brick enclosures. Except for the brick enclosures which would be located within the courtyard fronting Block 2 of the application site, the Josta and Sheffield stands would be located within the host buildings or as semi-enclosed facilities and are secured owing to controlled entry and exit gates that form part of the site's development. The cycle spaces would meet the Council's cycle storage standards; and is compliant with the Camden Planning Guidance 7 (Transport). The proposed cycle storage facilities would have a minimal visual impact on the appearance of the host buildings and have negligible impact on neighbouring amenity. The proposals are therefore acceptable on transport grounds and the condition can be partially discharged for Phase 1 of the development only. The remainder of the condition is reserved until the details of the other parts of the development come forward.

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 street scene, or the amenity of adjoining occupiers.

As such, the proposed details are in general accordance with policies CS5, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP24, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that part of conditions 3 (detailed drawings), 5 (privacy screens), part of 6 overlooking measures), 11 (electric vehicle charging points), 16 (vibro-compaction machinery), condition 19 (sound insulation), 24 (basement construction), part of 25(contaminated land), part of 26(biodiverse living roofs), part of 27 (bird and bat measures), part of 28 (lighting strategy), part of 32 (building foundations), part of 34 (sustainable urban drainage), 36 (CCTV), 37 (car-club), 40 (re-appraisal of financial viability), 43 (energy efficiency), part of 44 (code for sustainable homes), 46 (travel plan), 47 (CMP phase 2 and 3); 48 (off-site garage spaces), 49 (Burmarsch workshop refurbishment works) and 60 (replacement tree planting) of planning permission 2012/6338/P granted on 25/04/2013 (as amended by planning permission 2015/1189/P) 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