

Mrs Meera Nash
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United Kingdom

Application Ref: **2017/4521/P**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974

10 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Cyclone House
27-29 Whitfield Street
London
W1T 2BG

Proposal:
Details pursuant to Condition 4 (Cycle Store) of planning permission 2016/6495/P dated 04/08/2017 for 'Change of use of basement, ground and first floor to flexible uses (Class use A1/ B1/ D1), second floor to B1 office, and new single-storey roof extension to create additional B1 office space, rooftop plant enclosure, facade alterations including new front entrance, replacement windows, and infill of light-well at basement level.'
Drawing Nos: 51517-D-06-01rev.A

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

Informative(s):

- 1 The condition requires the provision of a secure and covered cycle storage area for 5 cycle spaces on the lower ground floor. The applicant is proposing the provision of a galvanised steel bike semi-vertical bike rack with provision for 5 bikes with access through a lockable folding door stainless steel ball-bearing supported rollers and guides. This would be located on the lower ground level as outlined on the



original permission.

Normally vertical cycle parking facilities would be unacceptable as they are contrary to CPG7 (Transport), however given the space constraints demonstrated by the agent it is acknowledged that horizontal cycle storage is not possible in this location. Therefore it is considered that semi-vertical cycle parking is acceptable in the context of the site and the detail provided is sufficient for the approval of condition 4.

No objections have been received prior to making this decision. The sites planning history has been taken into account when coming to this decision.

The submitted details are in general accordance with policy T1 of Camden's Local Plan (2017).

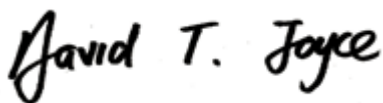
- 2 The Council are aware that an application for conditions 3 (approved drawings), 10 (windows) and 13 (railings) of planning permission ref: 2016/6495/P have been submitted and are currently pending decision. You are reminded that conditions 6 (Green Roof) and 8 (Materials) of 2016/6495/P, dated 04/08/2017 are required to be discharged.

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 Joyce
Director of Regeneration and Planning