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Application Ref: **2017/4781/P**  
Please ask for: **Sofie Fieldsend**  
Telephone: 020 7974

25 October 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Approval of Details Granted

Address:  
**10 Back Hill**  
**London**  
**EC1R 5EN**

Proposal: Details pursuant to Condition 13 (Cycle Store) of planning permission 2014/3683/P dated 31/03/2015 for Change of use from higher education college (D1) to a mixed use comprising offices (B1) from lower-ground to fourth floors, three flexible retail/café/office (A1/A3/B1) units at lower ground, ground and upper ground floors and a flexible commercial gallery/office (A1/B1) with ancillary café at lower-ground floor and part ground floor; lightwell infill extension at second third and fourth floor levels; two-storey roof extension to create additional office (B1) space and six self-contained duplex apartments; and associated external alterations.'

Drawing Nos: 863\_GA-00 Rev.C6, 863\_GA-B1 Rev.C6, 863 FF 03 Rev.C1, 863 FF 04 Rev.C1 and 863 FF 01 Rev.C1.

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



Informative(s):

1 Reasons for approval:

The condition requires the provision of secure and covered cycle storage facilities for 120 commercial spaces and 12 residential spaces. A residential cycle store will be provided at ground floor level. This will provide capacity for 12 bicycles. The cycle store is conveniently located in close proximity to the Back Hill frontage of the building, and is therefore easily accessible. The actual cycle parking facilities will consist of 12 semi-vertical racks.

Two separate commercial cycle stores will be provided at basement level. These will provide a combined capacity for 120 bicycles. Step free access will be provided between street level and the cycle stores via a lift. Cycle store 01 is fully CPG7 compliant and consists of 80 2-tier racks. Cycle store 02 consists of 40 semi-vertical racks.

The design of the residential cycle store and commercial cycle store 01 is contrary to the guidance given in Camden Planning Guidance document CPG7 (Transport) as the Council does not generally support semi-vertical or vertical cycle parking facilities. In addition, the aisle widths in both cycle stores (2000mm and 1200mm respectively) is slightly less than suggested in CPG7 (2500mm and 1800mm respectively). However, the Council's Transport Officer acknowledges that space for fully CPG7 compliant facilities is at a premium with this development being a refurbishment of an existing building.

Therefore, on balance, 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 13.

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

As such, the submitted 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 The Council are aware that an application for the approval of conditions 2(c) (Photovoltaic Panels), 7 (Photovoltaic Cells,) 14 (Plant Equipment), 17 (mechanical ventilation), 18 (Combined Heat and Power engine) of planning permission 2014/3683/P dated 31/03/2015 has been submitted and is awaiting determination.

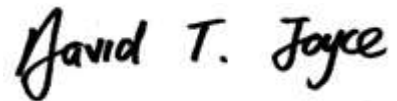
You are reminded that conditions 8 (Lifetime homes) and 10 (lighting) require details to be submitted.

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 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning