

Application ref: 2018/0834/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 11 April 2018

Development Management
Regeneration and Planning
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Contemporary Design Solutions
46 Great Marlborough
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
17 Ferdinand Street
LONDON
NW1 8EU

Proposal:
Details of cycle storage required by condition 5 of planning permission 2015/0925/P dated 27.11.2015 (for erection of additional 4th and 5th floors, 5 storey extension to courtyard (west) elevation, single storey extension to east elevation all at 17 and 27 Ferdinand Street and redevelopment of 25 Ferdinand Street to create 5 storey building to provide 10 additional residential units (9 units already in situ) and Class B1a office floorspace).
Drawing Nos: 141205-A(90)001 REVA.

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Reason for granting permission:

The application seeks to discharge Condition 5 which requires 34 cycles to be submitted and approved by the council prior to the first occupation (2015/0925/P) granted on 27th November 2015.

There would be a total of 34 cycle spaces provided to the rear at ground floor level. The storage area would be step free consisting of 2 x double decker Josta stacked that would measure 3m high and maintain a gap of approximately 2600mm wide. Thus, would meet the minimum height of 2.7m and maintain a gap of 1800mm in accordance with CPG 7.

The proposed cycle storage facility has been revised to be fully enclosed from all weathers following officer's comment which meet the Council's cycle storage standards in size, location and design. As such, the proposed cycle storage is considered acceptable.

The site's planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The details provided are in general accordance with policies D1, D2 and T1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

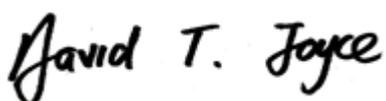
- 2 You are reminded that conditions 3 (facing brickwork demonstrating the proposed colour, texture, face-bond and pointing) 4 (drawings, or samples of materials of typical window and glass balustrade to including the handrail and joints between panels) 6 (suitably qualified chartered engineer) and 7 (green roofs as shown on the proposed landscape) of planning permission 2015/0925/P granted on 27.11.2015 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 Joyce
Director of Regeneration and Planning