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Development Management
Camden Council
Camden Town Hall Extension
Argyle Street
London
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05 July 2018

SS – 17/274 - PP-07092453
BY PLANNING PORTAL

Dear Sir/Madam,

DA VINCI HOUSE, 44 SAFFRON HILL, LONDON, EC1N 8FH

On behalf of our client, Estates and Agency Ltd, we are instructed to submit an application under Section 73 of the Town & Country Planning Act (1990) to vary Conditions 3 and 7 of planning permission LPA ref: 2017/4555/P, as it relates to 44 Saffron Hill.

Accordingly, please find enclosed the following documents which comprise, in addition to this letter, the application:

- Duly completed Planning Application Form;
- Site Location Plan at scale 1:1,250 with the site edged in red;
- Decision notice LPA ref: 2017/4555/P;
- Proposed Lower Ground Floor (LG001 Rev E); and
- Proposed Ground Floor (G001 Rev C).

Payment of the £234 application fee will be made separately to the London Borough of Camden.

The following sections of this letter outline the planning history for the site, the proposal and its compliance with national and local planning policy.

a. Background

Planning permission (LPA ref: 2017/4555/P) was granted on 26 January 2018 for the following development at the above site:

Change of use of the lower ground and part ground floor from an internal car parking area to Class B1a (Office) use, together with minor external alterations.

Condition 3 of the above permission states:

The development hereby permitted shall be carried out in accordance with the following approved plans Location plan, E001 Rev A, S001, E002 Rev A, E003 Rev, ex-E001, LG001 1, ex-G001, G001, ex-E002, ex-LG001, EXS001; Addendum to Sustainability and Energy

Statement dated Jan 2018 produced by Icen Projects Limited, Sustainability & Energy Statement dated Aug 2017, BREEAM Pre-assessment Report dated 21.07.2017 prepared by Sustainable Construction Services, Planning, Heritage, Design and Access Statement dated August 2017 produced by Icen Projects Limited; Plant Noise Assessment Report 17/0414/R1 (revision 2) produced by Cole Jarman

Reason: For the avoidance of doubt and in the interest of proper planning.

Condition 7 of the above permission states:

The development shall not be occupied until the whole of the cycle parking provision shown on the approved lower ground floor drawings is provided. The whole of the cycle parking provision shall be permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the Camden Local Plan 2017.

Further design work has resulted in changes to the cycle parking shown on the approved drawings and therefore the approved drawings have been amended and are submitted for approval as part of this application.

b. Proposal

The approved design requires 9 no. cycle parking spaces minimum. As part of the detailed design and office fit-out of the premises, it has been determined that additional cycle parking would be desirable, and the approved design has subsequently been reviewed.

From this it has been determined that the high ceilings in the ground level carpark level, would allow a small mezzanine level to be constructed above the residential bin store. This can be accessed by the previously approved lift, with an emergency escape ladder into the parking area to meet building regulations. The space will be large enough to accommodate at least 12 no. cycle parking spaces – 3 more than the minimum required. It is likely that more can be accommodated as required in the future depending on the type of hanging system used. Not only does this proposal allow additional cycle parking and capacity for potential future provision, it is also a far more efficient use of the office space at the Lower Ground Floor level.

As such this application proposes the following changes to the approved plans:

- Remove 5 no. Sheffield stands at the Lower Ground Floor Level;
- Install a new mezzanine level above the Ground Floor residential bin store; and
- Install 9 no. (minimum) hanging cycle parking racks.

The provision of changing and showering facilities, and lockers will not be changed by this proposal. Also, the provision for bin stores for residents or the office, will not be changed by this proposal.

c. Section 73 Application

As a result of the changes outlined above, this application proposes to amend two conditions imposed on planning permission LPA ref: 2017/4555/P. These conditions relate to the approved drawings (Condition 3) and cycle parking (Condition 7).

It is proposed wording for the new conditions is as follows:

Condition 3 (proposed change in bold for emphasis only):

*The development hereby permitted shall be carried out in accordance with the following approved plans Location plan, E001 Rev A, S001, E002 Rev A, E003 Rev, ex-E001, **LG001 Rev E**, ex-G001, **G001 Rev C**, ex-E002, ex-LG001, EXS001; Addendum to Sustainability and Energy Statement dated Jan 2018 produced by Icen Projects Limited, Sustainability & Energy Statement dated Aug 2017, BREEAM Pre-assessment Report dated 21.07.2017 prepared by Sustainable Construction Services, Planning, Heritage, Design and Access Statement dated August 2017 produced by Icen Projects Limited; Plant Noise Assessment Report 17/0414/R1 (revision 2) produced by Cole Jarman.*

Reason: For the avoidance of doubt and in the interest of proper planning.

Condition 7 (proposed wording):

The development shall not be occupied until cycle parking provision shown on the approved drawings is provided. A minimum of 9 no. cycle parking spaces shall be permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy T1 of the Camden Local Plan 2017.

d. National Planning Policy and Guidance

National Planning Policy Framework

The National Planning Policy Framework (NPPF), which came into effect on 27 March 2012, aims to strengthen local decision making and to reinforce the importance of up-to-date plans.

Paragraph 12 states that:

‘Proposed development that accords with an up-to-date Local Plan should be approved’

Paragraph 187 confirms that Local Planning Authorities should work proactively with applicants to secure development that improve the economic, social and environmental conditions of the area and that decision-takers at every level should seek to approve applications for sustainable development.

In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development (**Paragraph 197**).

London Plan

The London Plan (as consolidated with alterations since 2011), is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework over the next 20-25 years.

Policy 4.2 ‘Offices’ – states that the Mayor will enhance London’s attractions for businesses or different types and sizes, including small and medium sized enterprises. Part b of the Policy continues that the strengths of the diverse office market in the Capital will be consolidated and extended by focusing new development in viable locations with good public transport accessibility, amongst other matters. At Part d, the Policy also provides that increases in the current office stock should be increased where there is evidence of sustained demand for office-based activities.

Policy 6.9 ‘Cycling’ – sets out to developments should provide secure, integrated, convenient and accessible cycle parking facilities. The policy highlights the minimum cycle parking standard for Central London Business Office is 1 space per 90 sq m (long-stay) plus 1 space per 500 sq m for visitors (short-stay).

London Borough of Camden

The Local Development Framework for Camden comprises of the recently adopted 'Camden Local Plan (2017)' together with the Local Development Framework Policies Map (2016), and a number of Supplementary Planning Documents.

The Local Plan (2017) provides the vision, objectives and spatial policies to guide development in the Borough up to 2031 and sets out detailed planning policies to use for determining planning applications.

Policy T1 of the Local Plan (2016), promotes sustainable transport by prioritising walking, cycling, and public transport in the Borough. Developments should provide for accessible, secure cycle parking facilities exceeding minimum standards outlined within the London Plan (Table 6.3), and make provision for high-quality facilities that promote cycle usage including changing rooms, showers, dryers and lockers.

e. Planning Analysis

As already outlined, following further detailed design for the fit-out of the premises, it was determined that a larger area for cycle parking could be provided at a new mezzanine level above the residential bin store. This area would previously have been covered by a false ceiling and essentially 'lost space'.

The change to the location of the cycle parking will still meet the minimum requirement of 9 no. cycle parking spaces (i.e. 7 no. long-stay and 2 no. short stay). However, the new mezzanine space will allow additional cycle parking spaces to be provided as and when required and will better utilise the Lower Ground Level office floor space.

As such, the proposal supports the on-going needs of the tenant in an office space and therefore is in accordance with the principles of the NPPF, as well as Policy 4.2 of the London Plan.

Furthermore, Condition 7 is proposed to be amended in such a way that ensures the minimum cycle parking standard is maintained, and also facilitates future expansion in the future as required. As such the proposal is in accordance with the London Plan Policy 6.9 and Camden Local Plan Policy T2.

f. Conclusion

This application is made under Section 73 of the Town and Country Planning Act 1990 (as amended) to secure a minor change to the provision of cycle parking attached to planning permission 2017/4555/P. The proposal will not reduce the previously approved number of spaces and will in fact facilitate the provision of additional spaces in the future. In conclusion, the proposal is considered to be acceptable having regard to the aims and objectives of the NPPF, the London Plan (2016) and the Camden Local Plan (2017).

We trust that you have sufficient information to determine this application but should you have any questions or require any further information, please do not hesitate to contact me (dd. 020 3640 1036 or sscott@iceniprojects.com).

Yours sincerely,



Sandy Scott
PLANNER