

Our Ref: 3042/AZ/LT20190115

15th January 2019

Regeneration and Planning
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Via Planning Portal

MRPP
MARTIN ROBESON
PLANNING PRACTICE

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Dear Sir/Madam,

DISCHARGE OF CONDITIONS 5, 6, AND 7 (LPA REF: 2015/3605/P) - 112A GREAT RUSSELL STREET, LONDON WC1B 3NP

On behalf of our client, Central London Investments Ltd., we hereby submit an application to discharge the requirements of Conditions 5, 6, and 7 attached to the above planning permission.

Conditions addressed herein:

- 5 External Materials
- 6 Cycle Parking
- 7 Piling

Condition 5 requires submission of drawings of external materials.

Accordingly, please find enclosed the following:

- Materials DMWR PL-00300 P1

Condition 6 requires submission of details of cycle parking: 8 covered secure spaces for staff, 24 spaces for guests.

Accordingly, please find enclosed the following:

- GRS - Sheet - 1103 - Proposed Plan Ground Floor

The bulk of the development is below ground with only very limited space on the ground floor for site access. Given the unique configuration of the site, on-street short stay cycle parking is the only viable option for providing the number of cycle parking spaces stated in Condition 6. The Council prefer cycle parking should not be on the public highway (draft Transport CPG, para. 8.25). However, at para. 8.27, the Council state a contribution in lieu of private provision of short-stay cycle parking would be acceptable for provision of cycle parking on the public highway. Furthermore, para. 8.23 states on-street *staff cycle parking* is not supported because it reduces capacity for short stay cycle parking. Given these provisions and site constraints, the proposed on-street short stay cycle parking would be acceptable notwithstanding para. 8.25.

Martin Robeson Planning Practice is a trading division of Martin Robeson & Partners Ltd
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Condition 7 requires submission of a Piling Method Statement if piling will occur on site. We confirm no piling will take place in implementation of this permission, so a Piling Method Statement is not necessary.

I trust this information is sufficient to discharge the planning conditions. If, however, you do require any additional information, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'A Zimmerman', with a stylized flourish at the end.

Aaron Zimmerman

aaronzimmerman@mrpp.co.uk

Encs.