

Application ref: 2019/3729/P
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Date: 4 September 2019

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

17 Charterhouse Street
London
EC1N 6RA

Proposal: Details of cycle storage required by condition 9 of planning permission 2017/4586/P granted on 24/01/2018 for 'Extensions and refurbishment of the existing part seven, part five storey (plus basement) building including erection of a single storey roof extension to Saffron Hill block, part two-storey and part five-storey extensions within central courtyard, part removal of the existing façade and part replacement with new glazed, metal and stonework façade to Charterhouse Street'.

Drawing Nos: P17-059-A-07-SIT-04-P5, Turvec 2ParkUp Two Tier specification sheet, Turvec semi-vertical rack specification sheet, Turvec T-Hide cycle shelter specification sheet, Turvec Sheffield stand specification sheet.

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

Informatives:

1 Reason for granting permission

The proposed revisions to the cycle parking (previously approved under Approval of Details reference 2018/0913/P) have been reviewed by the Council's Transport Officer. The proposed amendments to the lower ground floor (Saffron Hill entrance) would be acceptable as those cycle storage facilities would be covered and secure, as per the requirements of the condition. The proposed amendments to the courtyard are acceptable in terms of providing 'Sheffield' stands instead of 2-tier racks. The 26 spaces to be

provided at this location would be covered and secure, as per the requirements of the condition.

The proposed amendments to the rear of St Andrew's House are acceptable in this instance given the site constraints and limited space in this location. Although the Council does not generally support the provision of semi-vertical cycle storage facilities, the proposal would be acceptable on this occasion due to the lack of space available for fully compliant facilities. It is noted that 36 secure spaces would be uncovered; however, for the same reasons, this is accepted in this instance.

101 secure cycle parking spaces would be provided across the site, with 65 of the spaces being covered. On balance, the proposals are acceptable from a transport perspective, being mindful of site constraints.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and surrounding conservation area.

As such, the proposed details are in general accordance with policy T1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions: 2a (details of external doors and gates), 3 (features to be reinstated), 10 (electric vehicle charging points), 14 (bird and bat boxes), and 16 (salvage) of planning permission reference: 2017/4586/P granted on 24/01/2018 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 paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer