

Application ref: 2019/4228/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 4 September 2019

Development Management
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MONTAGU EVANS LLP
5 BOLTON STREET
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W1J 8BA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
20 Red Lion Street
LONDON
WC1R 4PJ

Proposal:

Details pursuant to condition 15 (cycle parking) of planning permission ref. 2016/5571/P dated 15/05/2017 (as amended by 2018/4362/P dated 19/11/2018 and 2017/3028/P dated 31/08/2017) for 'Roof extension to create 6th floor, terraces, rear extension, alterations to front and rear facades, canopy for new cycle parking area.

Drawing Nos: Cycle Storage Document - Rev 02 by Orchard and RLS-ORM-00-B1-A-28010 Rev. C02.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

1 Reasons for approval:

The condition requires the provision of secure and covered cycle storage facilities for at least 28 cycle spaces (26 long stay and 2 short stay) including

associated staff lockers, showering facilities and accessible door widths of 1.2m for all doors on route to the cycle parking. The proposal will provide 40 long stay cycle spaces within the approved dedicated cycle storage in the rear courtyard and 2 short stay cycle spaces in the yard area. The number of cycle parking spaces exceeds the total required and this is welcomed. The details show that the cycle storage is accessed through accessible door widths from the gate to the dedicated cycle storage and into the building.

The cycle parking facilities would be CPG Transport compliant. The provision of lockers, showers and drying facilities is also welcome as this will encourage staff to cycle. Highways officers were satisfied with the details provided and the information is sufficient for the approval of condition 15 to ensure the development provides adequate cycle parking facilities.

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 policies T1 and T2 of the Camden Local Plan 2017.

- 2 You are reminded that condition 7 (sustainable design) of the planning permission ref. 2016/5571/P dated 15/05/2017 (as amended by 2018/4362/P dated 19/11/2018 and 2017/3028/P dated 31/08/2017) is outstanding and requires 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