

Ref: P19-2956/CW/so
28 November 2019



Vail Williams LLP
One Crown Square
WOKING
Surrey
GU21 6HR

London Borough of Camden
Town Hall Extension
Argyle Street
LONDON
WC1H 8ND

Tel 01483 446800
vailwilliams.com

Dear Sir / Madam

Whittington House, 19-30 Alfred Place, London WC1E 7EA
Discharge of Condition 4 (Cycle Storage) of Planning Approval 2017/0258/P dated 30th October 2017
Planning Portal Ref: PP-08328398

We are instructed by Platine Holdings Limited to submit the enclosed application which seeks to discharge Condition 4 of planning permission 2017/0258 which concerns the change of use of the ground floor to office use.

In support of the application please find enclosed the following documents:

- This covering letter
- Application form
- Basement plan no. A(SK)36
- Proposed Basement plan no. A(SK)76

The planning application fee of £116.00 has been paid electronically.

Background

Planning permission was granted on 30th October 2017 for change of use of ground floor (furniture display and sales – sui generis) to B1 office use. Condition 4 required:

Before the development commences, details of secure and covered cycle storage for 14 long term and 7 short term cycles shall be submitted to and approved by the local planning authority in compliance with CPG7 transport. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the use hereby approved and permanently retained thereafter.

Reason – to ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policies T1 and T2 of the Camden Local Plan 2017.

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In support of the discharge of Condition 4 please find attached plan no. 13140 A(SK)36 which identifies the parking provision contained within the basement at the time when planning permission was granted. It will be noted that the basement contains provision for 53 cycle parking spaces.

Ongoing upgrading works in relation to Whittington House mean that the basement layout has now altered, including the provision of cycle parking spaces. As plan no. A(SK)76 identifies, the cycle parking provision has been relocated within the basement resulting in two basement cycle parking storage areas being created, one accommodating 55 cycles and the other accommodating 38 cycles. In total provision is made for 93 cycle parking spaces.

Therefore, a comparison between the situation at the time when planning permission was granted and the current basement layout shows an increase in basement parking of 40 spaces (93 proposed minus 53 existing). This increase in provision therefore comfortably exceeds the requirements set within Condition 4 requiring 14 long term and 7 short term cycle parking spaces.

We believe that the attached plans demonstrate that Condition 4 may be discharged.

Should you require any clarification please do not hesitate to contact the writer.

Yours faithfully

A handwritten signature in black ink, appearing to read 'C Wilmshurst'.

Christopher Wilmshurst BA (Hons) DipUPI MRTPI
Partner
For and on behalf of Vail Williams LLP
Mob: 07768 724358
Email: cwilmshurst@vailwilliams.com

Enc

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