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FAO: Laura Hazelton

1 April 2020

Our ref: LJW/HBR/AKG/AJA/J10003

Your ref: 2018/1715/P // PP-08598411

Dear Sirs

Site at Hawley Wharf, Land bounded by Chalk Farm Road, Castlehaven Road, Hawley Road, Kentish Town Road and Regents Canal, London, NW1
Approval of Details in relation to Planning Permission ref: 2018/1715/P

We write on behalf of our client, Stanley Sidings Limited, enclosing an application to re-discharge condition 32 of planning permission ref: 2018/1715/P in respect of: Site at Hawley Wharf, Land bounded by Chalk Farm Road, Castlehaven Road, Hawley Road, Kentish Town Road and Regents Canal, London, NW1.

Background

On 3 December 2018 planning permission (ref: 2018/1715/P) was granted in respect of the site for the following development:

“Variation and removal of various conditions of planning permission dated 23/01/2013 ref: 2012/4628/P (for the mixed use redevelopment of the site), to reflect various physical amendments to permitted scheme, to provide temporary solution for retention of coal chute, and to refer to previously approved drawings and planning conditions; these include variation of conditions 65 & 66 (approved drawings), variation of conditions 4 (east-west route) and 29 (skewed arch), and removal of condition 24 (privacy measures).”

Condition 32 was previously discharged (ref. 2016/2150/P) on 03 May 2016. A non-material amendment application (ref. 2019/2927/P) was approved on 13 September 2019, which altered the approved location of the bike storage at the Site from arch N5 to arches E4 and E5.

This application is being submitted to re-discharge condition 32 against the extant planning permission (ref. 2018/1715/P) whilst incorporating the revised cycle storage location.

A section 73 application in respect of planning permission ref: 2020/0362/P is pending determination with Camden. We request that, should both the s73 application and the details submitted under this approval of details application be approved, that this is reflected on the decision notice for the s73.

Condition 32

Condition 32 states:

“The relevant part of development shall not commence until details of the proposed public cycle storage area for 150 cycles accommodated within the viaduct have been submitted to and approved in writing by the Council. The development shall not be occupied until the approved facility has been provided in its entirety and shall be thereafter permanently maintained and retained. These spaces should be provided for use free of charge to the general public.”

Accordingly, please find enclosed revised bike store plans, section and elevations prepared by Labtech and the previously approved cycle specification information.

The Design Note, prepared by LabTech demonstrates that the bike stores will provide for 186 cycle spaces (138 in Arch E4 and 48 in Arch E5), an increase of 2 spaces from the details previously approved under approval of details application ref: 2016/2150/P.

The design note also includes design details for the entrance of the bike stores which has been designed to deliver practical and secure access to the cycle storage area.

The information provided is sufficient to discharge condition 32 and the application should be duly approved.

Application Documents

Accordingly, we enclose the following for your approval:

- Application forms;
- Design Note, prepared by LabTech;
- Cycle specification information;
- Bike Store E4 Elevations, prepared by Labtech;
- Bike Store E5 Elevations, prepared by Labtech;
- Bike Store E4 Plans and Sections, prepared by Labtech;
- Bike Store E5 Plans and Sections, prepared by Labtech; and
- Shutter Details, prepared by Labtech.

The application fee of **£141** (including a £25 planning portal charge) has been paid concurrent to the submission of this application.

We look forward to your confirmation of receipt and subsequent validation of this application. In the meantime, if you have any questions or require anything further, please do not hesitate to contact Anna Gargan (020 75618 7240) or Andrew Jackson (020 3486 3734) of this office.

Yours faithfully



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