

Application ref: 2020/1564/P
Contact: Laura Hazelton
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Date: 4 May 2020

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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Site at Hawley Wharf
Land bounded by Chalk Farm Road
Castlehaven Road and Hawley Road
London
NW1 8RP

Proposal:

Details of cycle storage within viaduct required by condition 32 of planning permission 2012/4628/P dated 23/01/2013 (as amended by 2018/1715/P dated 03/12/2018) for mixed use redevelopment of Hawley Wharf site.

Drawing Nos: V2_(00)_ 3050 rev A, Drawings titled Unit E5/ BOK Arch 0 & CRC Arch 23 - Elevations, Unit E4/ BOK Arch 1 & CRC Arch 22 - Elevations and Unit E4/ BOK Arch 1 & CRC Arch 22 - Plans & Sections; Detailed shutter drawings and Josta 2-Tier bicycle parking manufacturer's details, and Design Note prepared by Labtech.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for granting permission:

Condition 32 was previously discharged (ref. 2016/2150/P) on 03 May 2016.
More recently, 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.

The details include 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 proposed cycle storage would be secure, covered and benefit from step free access in accordance with CPG Transport, and as such, the submitted details are considered sufficient to satisfy the requirements on condition 32.

No objections have been received. The site's planning history has been taken into account when coming to this decision.

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 streetscene, on the character of the conservation area or on neighbouring amenity.

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

- 2 You are reminded that the following condition relating to planning permission ref: 2018/1715/P (dated 03/12/2018) still needs to be discharged: 51 (sound insulation for Area C cinema).

Details have been submitted for condition 50 (sound insulation for Area A restaurants) and are pending determination.

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