

Chan, Mark

From: Luk, Vivian
Sent: 11 August 2020 08:41
To: Chan, Mark
Cc: Dewes, Tatai
Subject: 2020/2480/P - 84 Haverstock Hill - change of use office to 1 bed flat (C3)

Hi Mark,

I have reviewed the above application and wish to make some transport observations. The development description is as follows:

Change of use from office (Class B1a) to residential (Class C3) at ground floor and basement level to provide 1x 1-bed flat.

The 1 bed flat would need to be car-free in accordance with Policy T2, which includes limiting the availability of both off-street and on-street parking. This would be secured by a legal agreement if planning permission is granted, and would prevent future occupiers from obtaining on-street parking permits.

Secure, accessible (step-free), and covered cycle parking should be provided in accordance with Policy T1, cycle facilities section of CPG Transport, and the new London Plan. The London Plan standards are shown below. The plan does not indicate cycle parking spaces would be provided, therefore the proposal should be refused on this basis. The applicant should submit revised plans to be reconsidered. Please refer to CPG Transport 8 Cycling Facilities for the standards: <https://www.camden.gov.uk/documents/20142/4823269/Transport+CPG+March+2019.pdf/>.

	Long-stay (e.g. for residents or employees)	Short-stay (e.g. for visitors or customers)
C3-C4 dwellings (all)	<ul style="list-style-type: none">• 1 space per studio or 1 person 1 bedroom dwelling• 1.5 spaces per 2 person 1 bedroom dwelling• 2 spaces per all other dwellings	<ul style="list-style-type: none">• 5 to 40 dwellings: 2 spaces

Summary of Section 106 Planning Obligations

The following section 106 planning obligations and conditions would be required if planning permission is granted:

- Car-free development
- Condition securing the provision of 1 long-stay cycle parking space

Kind Regards,

Vivian Luk
Transport Planner
Supporting Communities
London Borough of Camden