

## Chan, Mark

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**From:** Luk, Vivian  
**To:** Chan, Mark  
**Cc:** Dewes, Tatai  
**Subject:** 2020/1931/P - 2-3 Northways Parade Finchley Road - change of use (sui generis)

Hi Mark,

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

*Change of use to ground floor unit from betting office (Sui Generis) to amusement centre/adult gaming centre (Sui Generis).*

Sui Generis floorspace: 120 sqm.

The development 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.

Cycle parking should be provided in accordance with Policy T1, cycle facilities section of CPG Transport, and the new (intend to publish) 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 other most relevant use class is D2 sports. Although the number of staff is not stated in the proposal, it is assumed that the number of FTE staff would be slightly less than 8, therefore long-stay cycle parking could be waived. However, to compensate for that long-stay cycle parking, an additional short-stay space would be required. Given that the development does not have a forecourt, we can accept a financial contribution for 2 short-stay cycle parking on the public highway. Each Sheffield / Camden M stand would cost £255 and can accommodate 2 bicycles, a total of £255 for 1 stand. The financial contribution would be secured by a s106 agreement.

	Long-stay (e.g. for residents or employees)	Short-stay (e.g. for visitors or customers)
D2 sports (e.g. sports hall, swimming, gymnasium, etc.)	1 space per 8 FTE staff	1 space per 100 sqm (GEA)

### 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 2 short-stay cycle parking space, or a financial contribution of £255 for 1 Sheffield / Camden M stand

Kind Regards,

Vivian Luk  
Transport Planner  
Supporting Communities  
London Borough of Camden