42 Fordwych Road

2019/2472/P

*Erection of side and rear dormer windows to facilitate loft conversion and ground and first floor rear extensions and conversion to 1 x 3 bed, 1 x 2 bed and 2 x studio flats with refuse, recycling and cycle stores on forecourt.*

Matthew

I have reviewed the above application and would comment as follows.

**Car Parking**

Policy T2 of the Camden Local Plan states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. The proposal would include extensive modifications and enlargements to the units and is therefore considered to be new development. The supporting text to policy T2 provides advice on this type of redevelopment scheme. It states that existing parking provision can be retained where it can be demonstrated that the existing occupiers are to return to the address when the development is completed. However, if a development is to have new occupiers, it should be car-free. In order to prevent the future occupants from obtaining on-street parking permits from the Council, the development should be subject to a car free agreement and this should be secured by means of the Section 106 Agreement.

**Cycle parking**

Covered secure cycle storage should be provided in accordance with Local Plan Policy T1, the cycle facilities section of Camden Planning Guidance – Transport, and Table 10.12 of the draft London Plan (July 2019). The cycle storage requirement for this proposal would be two spaces each for the 2 bed and 3 bed units and one space for each of the studio flats, totalling six spaces. The submitted drawings show three single bike lockers. This falls short of the required standards and the application should be refused.

**Conclusions**

* There is insufficient cycle parking and this is grounds for refusal.
* If approved, the application should be subject to a car-free agreement.

Regards,

Stephen

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