

16/10/2020

London Borough of Camden
Development Management
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Dear Sir/ Madam

112-124 CAMDEN HIGH STREET, NW1 0RR
Discharge of Condition No. 7 of Planning Permission 2019/1602/P
Planning Portal Ref. PP-09110531

I write on behalf of Penwell Developments Ltd to submit an application for the approval of details pursuant to Condition 7 (Cycle Storage Area) of planning permission 2019/1602/P.

Description of Development

Planning permission was granted on 19th February 2020 for the following development:

Change of use of first and second floor from ancillary retail (Use A1) to office (Use B1a); erection of rear extension at second floor level to provide additional office space (Use B1a); installation of mechanical plant at second floor level; and front elevation alterations (to include new shopfronts and new office entrance) and formation of new ground floor internal corridor and associated alterations to retail building (Use A1)

Conditions

The planning permission sets out several conditions which require the submission and approval of details by the Local Planning Authority. The condition to which this submission relates is set out below.

Condition 7 (Cycle Storage Area) states:

Before the development is occupied, details of secure and covered cycle storage area for 9x long stay and 2x short stay cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

The supporting information accompanying this planning application adheres to the details required by the Local Planning Authority as part of this condition. Enclosed in this submission is a Cycle Storage Arrangement Plan (Drawing no. 289-207) showing details of the secure and covered cycle storage area. The storage area is fitted with a two tier bike storage system providing 16 cycle storage units which would easily accommodate 9 long stay and 2 short stay cycles as per the requirement set out in Condition 7. The cycle store is internal and will be accessed via the developments rear courtyard.

The cycle storage area will be fitted with the FalcoLevel-Eco. This is a high density two tier cycle parking system with the capacity to fit 16 bicycles. The modular design can connect multiple units side by side for as long as required. The system has multiple locking points for added security.

The maintenance plan for the FalcoLevel-Eco, to be carried out annually, involves; Check the operation of the complete system; Inspect the mounting material; Identify damage as a result of vandalism; Inform the client; Issue quotation for any parts to be replaced.

Application Documents

The application has been submitted online via the Planning Portal (Ref. PP-09110531) and comprises the following:

- Application Form;
- Covering Letter;
- Falco Level Eco Two Tier Cycle Parking Product Sheet.
- Cycle Storage Arrangement Plan (Drawing No. 289-207)

Please note that the applicant will pay the required fee through bank transfer.

I trust that the enclosed is in order and I look forward to receiving prompt confirmation that the application has been validated. Please feel free to contact me if you have any queries or would like to discuss.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Savills" or a similar name, written in a cursive style.

Michael O'Driscoll
Graduate Planner