

Our ref: Q40228
Email: Becky.smith@quod.com
Date: 8th April 2021



Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

For the attention of David Peres Da Costa
By Email

Dear David,

Application to discharge Condition 9 (Cycle Storage) of planning permission ref.2014/6697/P (as amended by 2016/2651/P, 2017/4471/P and 2019/4473/P)

Please find enclosed an application to partially re-discharge Condition 9 (Cycle Storage) of the planning permission 2014/6697/P approved on 31st March 2015 (as amended by 2016/2651P, 2017/4471/P and 2019/4473/P) (the '**Extant Permission**') submitted on behalf of the London Borough of Camden (the '**Applicant**').

The information submitted to re-discharge Condition 9 is consistent with the currently pending Non-Material Amendment (NMA) (planning portal reference PP-09415466) and is necessary such that the information provided to re-discharge the condition is in accordance with the plans updated through the NMA. This application seeks to partially re-discharge condition 9 and relates only to the location of the cycle stores. All other details remain the same.

A previous application to discharge Condition 9 (2017/3806/P) was approved on 23rd July 2020, but this application supersedes the previously approved information relating to the locations of the stores.

Condition 9 (Cycle Storage)

This submission to partly re-discharge Condition 9 comprises:

- Completed application form;
- Covering letter; and
- Landscape Plan (116_L_150 Rev F10)

The condition requires that:



“Prior to the commencement of development, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition or works in relation to the provision of new entrances to 81-96 Kiln Place, or works in connection with the playground, details of secure and covered cycle storage areas for 22 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 aforementioned documents relating to this submission address the requirements of Condition 9 relating to the location of the cycle stores, with the previous application (017/3806/P) covering the detail of the design of the cycle stores.

Previously approved 2017/3806/P

The location of the cycle stores for the site were approved through the discharge of Condition 9 (application reference 2017/3806/P, approved July 2020), pursuant to the Extant Permission. The decision notice for that application states:

“The location of the communal cycle store was amended under 2019/4473/P subject to the completion of the legal agreement. As the original location of the communal cycle store is required for the wheelchair parking space, bike hangars (providing 14 cycle spaces) are now proposed. A bike hangar for 4 cycles would be located close to the junction of Lamble Street and Kiln Place and 2 bike hangars (for 10 cycles in total) would be located outside the site boundary within the Kiln Place Estate (in an area of existing hardstanding, located immediately to the south east of the playground). The location of the cycle stores have been reviewed by transport and the design and location of the cycle stores are considered acceptable. The 2 bike hangars located outside the site boundary have been approved under planning ref: 2020/0424/P.

The proposal would provide a further 10 covered, secure and fully enclosed cycle parking spaces within 5 of the new residential dwellings”.

The current approval permits one of the cycle stores to be located on Lamble Street, with two further stores located to the south west of 65-80 Kiln Place. The two at 65-80 Kiln Place are proposed to be relocated through the pending NMA. It is proposed that one is moved to the south west of the playground, opposite the Metrostor bin stores (1x 6 cycle store) and the other moved to accompany the currently approved bin store at Lamble Street (2x4 cycle store in total). This will ensure the provision of 14 cycle stores in total is secured.

This application has been submitted via the Planning Portal and the £116 application fee has been paid.



Next Steps

I trust that the enclosed information is sufficient to enable the application to be promptly registered and validated but please do not hesitate to contact me should you require any additional information at this stage.

Yours sincerely

Becky Smith
Planner

enc. As above
cc. Leo Cunningham-Baily (Associate, Quod)
Tali Sternfein (Development Manager, London Borough of Camden)