

Application ref: 2021/0251/P
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Keith Tillman
84 Speedwell Street
London
SE8 4AT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**30-32 Public House And Premises
Albany Street
London
NW1 4EA**

Proposal:

Details of bicycle storage pursuant to Condition 7 of Planning Permission ref. 2017/4134/P, dated 8th of August 2019, for change of use of first and second floors from ancillary accommodation to public house to 3 x 1-bed serviced apartments (Class C1) and 1 x 3-bed ancillary landlord accommodation; and erection of a three storey rear/side extension.

Drawing Nos: Site location plan, 240 02-02G.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Condition 7 requires the details of secure and covered cycle storage area for 2 cycles to be submitted and approved by the local planning authority before the relevant parts of the works is begun in order to ensure the development provides adequate cycle parking facilities. 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.

Details of the proposed cycle parking enclosure have been amended to ensure compliance with guidance. The enclosure would be located in a side passage at ground level near the door onto Longford Street. It would be within the boundary of the site in a location with step-free access. The cycle parking would be covered and secure. Two Sheffield stands would be provided within the enclosure. These would be spaced apart by 1.2m and the door to the enclosure would be 2.0m in width. The proposed facilities are in accordance with guidance and exceeds the required number of spaces. As a result, the application is acceptable.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The full impact of the proposed development has already been assessed.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed cycle provision is acceptable and in general accordance with Policies T1 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to the planning permission granted on 8th of August 2019, ref: 2017/4134/P, which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer