

Department of the Built Environment
London Borough of Camden
2nd Floor
5 Pancras Square
c/o Town Hall
Judd Street
London
WC1H 9JE

04 May 2021

Dear Sirs

Planning Portal Ref. PP-09804780

Town and Country Planning Act 1990 (as amended)

Audrey House, 16-20 Ely Place, London EC1N 6SN

Insertion of a platform in the northern lightwell at ground floor to provide parking for 40 bicycles at Audrey House

Cluttons is instructed by Axiom Solutions Limited and we are pleased to submit a planning application for minor works to provide cycle parking at Audrey House, 16-20 Ely Place, EC1N in relation to the improvement of the building.

The application documentation, which has been submitted to London Borough of Camden as the Local Planning Authority via The Planning Portal (Ref: PP-09804780) comprises the following:

- Covering letter;
- Completed 1APP Application Form;
- CIL Form;
- Site Location Plan ref. AH127/001;
- Existing & Proposed Ground Floor Plan ref. AH127/002 EX PR;
- Existing & Proposed Lower Ground Floor Plan ref. AH127/003 EX PR;
- Existing & Proposed North Lightwell ref. AH127/004 GE EX PR;

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- Existing & Proposed Details ref. AH127/008 EX PR; and
- Specification of Silverline Wall Mounted Bicycle Hook.

The statutory application fee of **£234.00** has been paid via the Planning Portal.

Background & Proposal

Audrey House sits at the northern end of Ely Place in the Hatton Garden area of London in the Borough of Camden. The building rises to six storeys with a lower ground floor and its lawful use is offices (Use Class E). The building is not listed but does lie within the Hatton Garden Conservation Area.

As part of the ongoing maintenance and improvement of the building the landlord is seeking to provide additional cycle spaces for its tenants. The existing cycle parking comprises approximately 6 informal spaces at ground level accessed from the secondary access off Ely Place. This parking is not sufficient to serve the building and is in an area used as an emergency access. It is, however, the most appropriate access for cycles as it is level and does not interfere with the main access to the building. However, there is limited space at ground or lower ground to park cycles within the building.

The landlord is proposing to insert a permeable mesh metal platform into the northern lightwell at ground level to provide parking for approximately 40 cycles. This will create a level space and allow ventilation to the existing plant beneath. Due to width of this space it is necessary to wall mount the cycle stands. The specification of the Silverline wall mounting brackets are provided with this application. The lightwell is open to the elements and therefore a canopy is proposed above the stands to protect them from the weather. A small number of steps on the route to the parking area will be fitted with cycle channels so bicycles can be wheeled rather than lifted.

Planning Considerations

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities must determine applications for planning permission in accordance with the Development Plan for the area, unless material considerations indicate otherwise. The development plan comprises the Camden Local Plan (2017) and the New London Plan (2021).

Policy T1 of the Local Plan prioritises walking, cycling and public transport to enable more sustainable development. To achieve this the Plan encourages development to provide accessible and secure parking facilities and also the provision of high-quality facilities that promote cycle usage.

Supplementary Planning Guidance on Transport (2021) provides guidance on the design and layout of cycle parking. The proposal has referenced the SPG.

Conclusion

The improvement works to Audrey House do not constitute new internal floorspace and will not lead to a more intensive use of the building. The Borough's cycle parking standards therefore do

not apply to this proposal. Despite this, the landlord wants to provide improved cycle parking facilities for tenants, constrained by the existing layout of the building. The most accessible and secure location is at ground floor and to accommodate this a cycle parking deck above existing plant in the northern lightwell is proposed. This accords with the Council's prioritisation of cycling. On this basis, we respectfully request that the Council supports this application.

We look forward to receiving confirmation that the application has been validated. In the meantime, if you have any queries, please contact Raoul Veevers below.

Yours faithfully



Raoul Veevers

Partner – Head of Planning

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