

Ref: P19-2956/CW/so
15 June 2021



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Dear Sir / Madam

Whittington House – 19-30 Alfred Place, London, WC1E 7EA
Discharge of Condition 4 (Cycle Storage) of Planning Approval 2017/0258/P dated 30th October 2017
Planning Portal Reference PP-09931785

We are instructed by Platine Holdings Ltd to submit the enclosed application which seeks to discharge Condition 4 of Planning Permission 2017/0258 which concerns the change of use of the ground floor of the building's office use.

As you will note from your planning records, a previous application to discharge this condition was considered (reference to 019/95970/P), but this was withdrawn on 30th July 2020 as the applicant was unable to provide sufficient detail to the council to enable formal discharge.

This application therefore seeks to provide the additional information sought to enable the condition to be discharged.

This application comprises the following documents –

- This covering letter
- Application form
- Drawing No. A(03)049 Revision P02 – Basement Bicycle Stand Plan

The application fee of £116 has been paid separately.

Background

Planning permission was granted on 30th October 2017 for the change of use of the ground floor (furniture and sales – Sui Generis) to B1 office use. Condition 4 required:

“Before the development commences, details of secure and covered cycle storage for 14 long term and 7 short term cycle shall be submitted to and approved by the local planning

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authority in compliance with CPG7 Transport. The approved facilities shall thereafter be provided in its entirety prior to the first occupation of the use hereby approved and permanently retained thereafter.

Reason – to ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policies T1 and T2 of the Camden Local Plan 2017.”

As the attached plan identifies, cycle parking within the basement is considerable; there are two separate compounds provide parking for 57 cycles and 39 cycles respectively.

As a result of concerns in relation to the previous application, notably the provision of suitably located visitor short stay cycle parking provision and longer stay cycle provision in the form of Sheffield stands, the revised layout shown on the attached plan provides 4 visitor Sheffield cycle stands immediately adjoining the vehicle access ramp behind the Armco barrier and a further 7 long stay Sheffield bicycle stands located within the basement.

This provision has been the subject of informal email exchanges with the council’s Transport Planner, Vivian Luk, who whilst agreeing that Sheffield stands were appropriate required that it be demonstrated that they would not overhang the carriageway. That matter has now been addressed and clarified on the attached plan confirming this to be the case.

I trust the information provided is now sufficient for discharge of Condition 4.

Should you require clarification please do not hesitate to contact the writer.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Chris Wilmshurst'.

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