

Application ref: 2022/0825/P  
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Date: 24 June 2022

**Development Management**  
Regeneration and Planning  
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Gerald Eve LLP  
72 Welbeck Street  
London  
W1G 0AY  
UK

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Stephenson House**  
**75 Hampstead Road**  
**London**  
**NW1 2PL**

Proposal:

Discharge of Condition 14 (details of cycle storage) of 2018/0663/P dated 02/07/2018 (Variation of condition 2 (approved plans) of 2017/3518/P dated 08/03/2018 (for extensive refurbishment of building and extensions to create 16,709sqm office, 904sqm flexible office/healthcare, 857sqm retail, 118sqm café and 17 residential units (including 6 affordable) and associated works)

Drawing Nos: 601-E2.34 Cycle Storage Location and Details dated 24/02/2022;

Hardware Set Ref: DRM-111/A.

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

Informative(s):

- 1 Reasons for approving the details.

Details have been submitted to discharge condition 14, which requires secure and covered cycle storage area for 283 cycles.

A total of 306 compliant cycle spaces (in terms of CPG Transport and relevant

policies in the Local Plan and London Plan) are proposed, to satisfy the above planning condition (the surplus is welcomed). This includes 30 spaces on the street (for short-stay), some of which would be subject to a section 278 agreement with TfL as it is their land, 243 spaces for the commercial uses (largely in the basement) and 33 spaces for the residential uses. The distribution and quantum are in accordance with the original permission. The spaces are a mixture of double decker and Sheffield/Serpentine stands, as per guidance. Some surplus spaces (over and above the requirements) have been provided for folding bikes in the form of lockers.

The details have been reviewed by the Council's Transport Officer who deems them to be acceptable.

No third party comments were received during the consideration of the application.

On this basis, the details are considered to provide adequate cycle parking facilities in the development in accordance with the requirements of policy T1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 28 (solar panels), 31 (mechanical ventilation) and 32B (SuDs) of planning permission 2018/0663/P granted on 02/07/2018 are outstanding and require details to be submitted and 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 2021.

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