

Our ref: Q40227
Your ref: 2019/4998/P
Email: gregory.markes@quod.com
Date: 27 September 2022



Planning Development Control
5 Pancras Square
Kings Cross
London
N1C 4AG

For the attention of Kate Henry
By Planning Portal

Dear Kate

Maitland Park estate redevelopment; Planning Permission ref: 2014/5840/P as amended by 2015/6696/P and 2019/4998/P (Variation of condition 2 (approved drawings), 6 (noise report compliance), 11 (no audible music), 17 (detailed drawings and samples), 21 (Sustainability Assessment), 22 (CMP), 31 (Efficiency and Renewable Energy Plan) and 33 (Number of residential units) of planning permission 2014/5840/P dated 31/03/2015 (as amended by 2015/6696/P dated 14/04/2016 and 2020/0549/P dated 17/02/2020) (for Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace): Namely to increase the number of units (from 112 to 119 units); changes to elevations, materials and design; changes to the mix, size and layout of units, modifications to the energy strategy, waste strategy, cycle parking, landscaping and access.)

APPLICATION FOR DISCHARGE OF CONDITION 14 IN RESPECT OF ABOVE REFERENCED PLANNING PERMISSION

On behalf of my client, the London Borough of Camden ('the Applicant'), please find enclosed an application for:

Details required for the discharge of condition 14 (Cycle storage) of planning permission 2014/5840/P as amended by 2015/6696/P and 2019/4998/P (for Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland park Villas and TRA Hall and garages on Grafton Terrace).

The most recent amendment to the Planning Permission was granted on 25 September 2020. A copy of the Decision Notice is attached in support of this Application.





A more recent minor material amendment application has been submitted by the Applicant under reference 2021/6108/P. This received a resolution to grant from the Council's Planning Committee on 11 April 2022, though the decision notice has not yet been issued. That amendment application sought to revise details for the play provision strategy and the wording of conditions attached to the permission that have already been discharged. It therefore is not considered directly relevant to this application to discharge condition 14, which would remain unamended by that application.

Condition 14

Condition 14 of the Planning Permission reads in full:

Before the relevant parts of the works within (a) Aspen Court; (b) Aspen Villas; or (c) Grafton Terrace of the development commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition associated with that part of the development, detailed plans indicating the type and layout of secure and covered cycle storage facilities for the relevant part shall be submitted to and approved by the local planning authority in writing. The number of cycle spaces provided shall be as set out below.

(a) Aspen Court: 58 long term cycle spaces plus 12 short term cycle spaces

(b) Aspen Villas: 40 cycle spaces plus 4 short term cycle spaces

(c) Grafton Terrace: 28 cycle spaces plus 12 short term cycle spaces

The approved facilities shall thereafter be provided in their entirety prior to the first occupation of each respective part of the development, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative 10 attached to the Planning Permission is also relevant and reads in full:

For Condition 14 part c, a maximum of 1no. cycle space may be provided within the curtilage of the ground floor dwellings on Grafton Terrace.

Cycle storage details

The following details have been submitted to demonstrate the cycle storage provision within the Site.

- Long Term Cycle Provision GA Plan (MPR-ECE-ZZ-GF-GA-A-001003-C01)
- Landscape Materials GA Plan (MPR-TMA-ZZ-GF-GA-L-1000001 P07)
- Aspen Court GF Setting out Plan 1/2 (MPR-ECE-AC-GF-GA-A-002100-C04)



- Aspen Court GF Setting Out Plan 2/2 (MPR-ECE-AC-GF-GA-A-002101-C04)
- Aspen Villas Cycle Storage Solution (MPR- BES- AV- GF-GA-X- 100000)
- Grafton Terrace Cycle Storage Solution (MPR- BES- GT- GF-GA-X- 100000)
- Grafton Terrace External Bike Store details 1/2 (MPR-RAS-GT-GF-DT-S-000138-C01)
- Grafton Terrace External Bike Store details 2/2 (MPR-TMA-ZZ-GF-DT-L-300035_C01)
- Bike hangar details sheet;
- Easi-Riser cycle rack details sheet;
- Sheffield cycle stand details sheet.

The above plans and documents jointly demonstrate that the requirements of Condition 14 have been met with regards to the provision of long and short term cycle storage spaces. **Table 1** below summarises how the spaces have been provided.

Table 1 - Cycle storage provision summary

Building	Number of spaces	Long/short stay?	Type of provision
Aspen Court	58	Long stay	Easi Riser
Aspen Court	12	Short stay	6x Sheffield stands
Aspen Villas	6	Long stay	Cycle hangar
Aspen Villas	34	Long stay	Double stacked
Aspen Villas	4	Short stay	4x Sheffield stands
Grafton Terrace	26	Long stay	Double stacked
Grafton Terrace	1	Long stay	External locker
Grafton Terrace	1	Long stay	Internal to dwelling
Grafton Terrace	12	Short stay	6x Sheffield stands

The provision of a cycle hangar to provide 6 long stay cycle parking spaces for Grafton Terrace has been consulted on and agreed to with the LPA. The location of the cycle hangar combines security with convenience, being located close to windows and in close proximity to the building entrance/exit.

As per the informative on the Planning Permission, 1no. cycle space is provided within the curtilage of a ground floor dwelling within Grafton Terrace. This unit measures 71.6 square metres net internal area. This is therefore in excess of the minimum space standard for a dwelling of this type and size, which requires that such units measure 70 square metres gross internal area. The provision of a cycle space within a unit of this size is therefore in accordance with the London Cycle Design Standards.

Summary



In summary the requirements of Condition 14 have been met. In addition to the above stated plans, the following are submitted in support of this application:

- Application form;
- Site Location Plan;
- Council Own Development Form; and
- Decision Notice 2019/4998/P.

Should you require any further information in order to determine this application please do not hesitate to contact me.

Yours sincerely

Gregory Markes
Senior Planner

enc. As stated.