

Application ref: 2022/4149/P
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Date: 7 October 2022

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land bounded by Grafton Terrace
Maitland Park Villas and Maitland Park
containing Existing TRA Hall and Garages; and Land adjacent to Maitland Park
Villas containing existing Aspen House
gymnasium and garages**

Proposal:

Details of cycle storage as required by condition 14 of planning permission reference 2019/4998/P, dated 25/09/2020 (which itself amended application references 2015/6696/P, dated 14/04/2016 and 2014/5840/P, dated 31/03/2015) (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)

Drawing Nos: MPI_P01 Rev PL02; MPR-ECE-ZZ-GF-GA-A-001003 Rev C01; MPR-RAS-GT-GF-DT-S-000138 Rev C01; MPR-TMA-ZZ-GF-DT-L-300035 Rev C01; MPR-BES-AV-GF-GA-X-100000 Rev C02; MPR-ECE-AC-GF-GA-A-02100 Rev C04; MPR-BES-GT-GF-GA-X-100000 Rev C01; MPR-ECE-AC-GF-GA-A-02101 Rev C04; Bike Hanger (technical information - Bellsure Streetsure); Sheffield Stand (technical information - street furniture direct); EasiRiser Cycle parking (technical information - broxap); Cover letter, dated 27/09/2022.

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

Informative(s):

1 Reasons for granting

Condition 14 of planning permission reference 2019/4998/P, dated 25/09/2020, requires the submission of details of cycle storage for Aspen Court, Aspen Villas and Grafton Terrace. The condition requires the following:

- (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

Informative no. 10 on the decision notice clarifies that 1 space relating to Grafton Terrace may be provided within the curtilage of the ground floor dwellings on Grafton Terrace.

The submitted plans show the various cycle parking facilities spread around the site and whilst tight in their dimensions they appear large enough to accommodate all of the required cycles.

Only one of the cycle stores uses sub-standard cycle racks through the use of 4 vertical racks. However, given the limited size of the store and the small number of spaces involved this is considered acceptable in this particular instance.

The proposed development is in general accordance with Policy T1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 20 (parking management plan), 35 (acoustic verification report), 36 (Internal noise levels), 37 (Music from TRA Hall), 38 (sound limiter), 40 (Wheelchair accessible units) and 41 (Wheelchair adaptable units) of planning permission 2014/5840/P dated 31/03/2015 (as amended) 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer