

Discharge of Conditions

Rear of 51 Beacon Road, Hither Green, SE13 6ED

with regard to Planning Permission DC/23/132742

February 2024

PD Planning UK Ltd, 2024

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1. Background

- 1.1. This document has been produced to support the discharge of conditions attached to a S73 planning permission reference DC/23/132742. The approved development is described in the original planning permission DC/21/121258 as follows:

“Change of use from live/work units (Sui Generis Use Class) to residential use (C3 Use Class) to provide 2x 1-bedroom/2person flats and 1x 2-bedroom/3person flat; Construction of mansard roof extension; Construction of single storey rear extension; Changes to external elevations; Provision of associated bin and cycle storage.”
- 1.2. A Section 73 application reference DC/23/131101 was approved on 6th April 2023 in order to allow alterations to the internal layout of the flats that require minor changes to window openings. A further Section 73 application reference DC/23/132742 was approved on 10th October 2023 to allow for part of the flat roof of the approved rear extension to be used as a balcony/terrace, to include the installation of patio doors and an obscure glazed screening/balustrade.
- 1.3. Condition No.5 is the only condition on the planning permission that requires the submission of further details to the Local Planning Authority.

2. The Condition for which Approval is Sought

Condition 5 - Cycle Storage

- (a) *Notwithstanding the submitted plans (and in particular drawing number 51BR_PA/PR 009_Rev.C and 51BR_PA/PR 008_Rev.D), prior to first occupation, full details of the cycle parking storage for 12 bicycles shall be submitted to and approved in writing by the local planning authority. The cycle parking storage must be in line with guidance from London Cycling Design Guidance (adopted by TfL) and be secure, accessible, weatherproof and how dimensions provided on plans.*
 - (b) *All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.*
- 2.1. The cycle storage facilities have been installed in the location identified on the submitted plans 51 BR_PA/PR 009_Rev.C and 51BR_PA/PR 008_Rev.D (included in this submission for ease of reference). The photographs below show the store as installed, providing cycle parking storage for 12 bicycles.



*Figure 1 - Cycle store (left) as previously installed for 10 cycle parking spaces, now extended (right) to provide 12 cycle parking spaces
(Eco Cycle Shelter Range supplied by Urbanfab Street Products)*

- 2.2. The development is contained by lockable entrance gates at the entrance archway from Beacon Road, and the cycle rack features a central security bar that facilitates easy cycle locking to the rack. The store is enclosed by the walls surrounding it and it has a covered perspex roof.
- 2.3. In addition to this minimum requirement the future occupiers will also have access to a further cycle store that has been constructed on land to the east of the access, as illustrated below. This store provides an additional 10 cycle parking spaces within an enclosed and covered store, within the same racking mechanism as the store near the entrance.



Figure 2 - Additional cycle storage provision for 10 cycles within acquired land to the south

- 2.4. Consequently more than adequate provision has been made for cycle storage for the occupiers of the development, thereby meeting the objectives of encouraging and promoting cycle use.

3. Conclusion

- 3.1. Details of the cycle parking storage for 12 bicycles has been submitted, and the equipment has been installed. This is sufficient for the Council to be satisfied that cycle storage will be provided and maintained in accordance with the approved drawings.
- 3.2. Should there be any issues of concern the applicant would appreciate early comment from the Council in order that they can be addressed.