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## RECOMMENDATION

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This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application.

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<b>Applicant</b>	Columbia Threadneedle Property Investment	<b>Reg. Number</b>	16/AP/0464
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/227-A7
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Installation of 51 cycle stands within the existing storage area of the undercroft access route to the basement car park of Eagle Wharf.

**At:** THE COOPERAGES, 8 GAINSFORD STREET, LONDON SE1 2NG

**In accordance with application received on 05/02/2016 12:00:37**

**and Applicant's Drawing Nos.** PL10 OS MAP, 4862L-1-0-PA10 XPD-DRAFT, Easylift Specifications, Sevenoaks Bike Rack specification sheet,

**Subject to the following four conditions:**

**Time limit for implementing this permission and the approved plans**

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: 4862L-1-0-PA10 XPD-DRAFT,, Easylift Specifications, Sevenoaks Bike Rack specification sheet,  
  
Reason:  
For the avoidance of doubt and in the interests of proper planning.
- 2 The development hereby permitted shall be begun before the end of three years from the date of this permission.  
  
Reason  
As required by Section 91 of the Town and Country Planning Act 1990 as amended.

**Pre-commencement condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 Before any above grade work hereby authorised begins details (1:50 scale drawings) of the facilities to be provided including the proposed security arrangements including the proposed gate, CCTV and lighting for the covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.  
  
Reason  
In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 4 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local

planning authority has been obtained for any proposed change or variation.

**Reason**

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007

**Statement of positive and proactive action in dealing with the application**

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.