

Application ref: 2023/0253/P
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Date: 16 March 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
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WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Arup
8 Fitzroy Street
Wallsall Road
Perry Barr
London
W1T 4BJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Land at the former Maria Fidelis School
Starcross Street
London
NW1 2LY

Proposal:

A secure and covered cycle storage area for 38 cycles, for use in connection with the proposed Euston Construction Skills Centre.

Drawing Nos: Existing Site Plan, dwg. no. 1CP01-MDS_FBM-AR-DSP-SS08_SL23_GF-000010, rev C01, dated 06/01/2023; Proposed Site Plan, dwg. no. 1CP01-MDS_FBM-AR-DSP-SS08_SL23_GF-000009, rev C01, dated 06/01/2023; Site Location Plan, dwg. no. 1CP01-MDS_FBM-AR-DSP-SS08_SL23_GF-000008, rev C01, dated 06/01/2023; Proposed Ground Floor, dwg. no. 1CP01-MDS_FBM-AR-DGA-SS08_SL23_GF-000006, rev C01, dated 06/01/2023; Proposed Elevation, dwg.no. 1CP01-MDS_FBM-AR-DEL-SS08_SL23-000009, rev C01, dated 06/01/2023; Cycle Parking Detail Section, dwg. no. 1CP01-MDS_FBM-AR-DDE-SS08_SL23-000056, rev C01, dated 06/01/2023

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of

three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans Existing Site Plan, dwg. no. 1CP01-MDS_FBM-AR-DSP-SS08_SL23_GF-000010, rev C01, dated 06/01/2023; Proposed Site Plan, dwg. no. 1CP01-MDS_FBM-AR-DSP-SS08_SL23_GF-000009, rev C01, dated 06/01/2023; Site Location Plan, dwg. no. 1CP01-MDS_FBM-AR-DSP-SS08_SL23_GF-000008, rev C01, dated 06/01/2023; Proposed Ground Floor, dwg. no. 1CP01-MDS_FBM-AR-DGA-SS08_SL23_GF-000006, rev C01, dated 06/01/2023; Proposed Elevation, dwg. no. 1CP01-MDS_FBM-AR-DEL-SS08_SL23-000009, rev C01, dated 06/01/2023; Cycle Parking Detail Section, dwg. no. 1CP01-MDS_FBM-AR-DDE-SS08_SL23-000056, rev C01, dated 06/01/2023

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 2 Reasons for granting permission:

The proposal involves the construction of a cycle storage area, comprising 38 long and long and short stay cycle parking spaces for the HS2 Euston Construction Skill Centre (CSC). The cycle spaces will be in the form of Sheffield stands on the lower tier with racks on the upper tier. Planning permission 2021/3796/P approved a cycle storage area for 38 long stay and short stay spaces for the CSC, located adjacent to the CSC entrance and to the south of the building. The revised cycle storage area is to be located adjacent to the CSC main entrance and to the east of the building.

The cycle racks will be covered by a light-weight, steel framed canopy, which would have minimal visual impact on the surrounding area, in particular noting

the modest height of the canopy relative to the CSC building and screening provided by site hoarding.

The proposed cycle storage area is considered to provide an improved access for cyclists to the CSC in comparison to the previously approved location and is considered to be more suitable by the operator of the CSC. In particular, the revised location provides for improved crime prevention outcomes, and provides for more manoeuvring space for cyclists (including those using accessible bicycles) compared to the previous scheme.

The proposed facility would be accessed via security-controlled gates, and is designed to include shelters over the cycle racks. The widths between cycle racks also meet policy requirements for both standard and larger bikes. Therefore the proposed cycle facilities are designed to be secure, conveniently accessible and incorporate a quality design suitable for long stay use.

The revised cycle storage area will provide the same quantum of cycle spaces approved as part of the previous approved scheme. The provision of 38 cycle spaces exceeds the London Plan (2021) requirement of 32 cycle parking spaces. In addition, a further 2 Sheffield stands (4 spaces) for visitors are located to the south of the main building. Council's Transport Officer has raised no objection with the proposed cycle storage area.

No objections were received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in accordance with policies A1, D1 and T1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours

Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer