

Application ref: 2023/4668/P
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Date: 5 March 2025

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

Phone: 020 7974 4444

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

Rackham Planning Ltd
2A High Street
Thornbury
Bristol
BS35 2AQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted and Warning of Enforcement Action

Address:
24-28 Bloomsbury Way
London
WC1A 2SN

Proposal:

Installation of 10 vertical cycle parking stands and 5 josta cycle parking stands within the lower ground floor lightwell on the western side of the building.

Drawing Nos: RWE-INT-BLO-LG-DR-I-90-101.P03; RWE-INT-BLO-LG-DR-I-90-102.P00; RWE-INT-BLO-LG-DR-I-90-106.P00; RWE-INT-BLO-ZZ-DR-I-90-108.P00; RWE-INT-BLO-LG-DR-I-90-109.P02 rev P02; RWE-INT-BLO-GF-DR-I-10-102.P15 rev P15; WLS/SA023/GT/G/001 rev IC2.

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:

RWE-INT-BLO-LG-DR-I-90-101.P03; RWE-INT-BLO-LG-DR-I-90-102.P00;
RWE-INT-BLO-LG-DR-I-90-106.P00; RWE-INT-BLO-ZZ-DR-I-90-108.P00;
RWE-INT-BLO-LG-DR-I-90-109.P02 rev P02; RWE-INT-BLO-GF-DR-I-10-
102.P15 rev P15; WLS/SA023/GT/G/001 rev IC2.

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

- 3 The cycle parking provision for 20 bikes and the layout and design hereby approved shall be built in accordance with the approved plan (drawing no RWE-INT-BLO-LG-DR-I-90-101.P03) within 3 months of the date of this decision. The cycle parking provision and layout shall be permanently maintained and 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(s):

- 1 Reasons for granting permission.

Permission is sought for the installation of a cycle storage area within the lower ground floor lightwell on the western side of the building. Vertical stands were installed on site in November 2023 and are formed in 2 rows of 20 (40 spaces in total) which were installed without planning permission and are therefore unauthorised.

The applicant was advised that vertical cycle racks are not normally supported as they are not accessible for all. During the course of the application amendments have been made to the proposal to revise the design of the cycle racks to improve access to the cycle stands. It is now proposed to reposition 10 of the vertical cycle racks to provide more space between them and remove the remaining unauthorised 30 vertical racks that were installed in November 2023 and install 5 josta cycle stands within the lightwell (20 cycle spaces in total). The majority of the stands would be protected by the overhang of the building and would be secured by a locked gate at upper ground floor level. Access to the cycle storage area is currently down a flight of metal stairs which is also used to access the existing internal cycle storage area within one of the lower ground floor rooms. A wheel ramp has already been installed to ensure that bikes do not need to be carried up and down the stairs. Given the limited amount of space within the lightwell and the fact that the lightwell is used as a fire escape route, the design and reduced number of cycle spaces is considered acceptable. The Council's Transport officer has reviewed the information and is satisfied with the details. A condition would be attached to secure the cycle parking spaces in line with the revised plans within 3 months of the date of the decision.

The cycle parking area is located within the lower ground floor of the building within a lightwell. It would not be visible from any public vantage point and would not have an impact on the character or appearance of the building or the

surrounding conservation area. Special regard has been attached to the desirability of preserving or enhancing the character or appearance of the conservation area, under s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Amenity

The proposal would not result in any loss of daylight, sunlight or overlooking and would be considered acceptable. Concern has been raised by 2 local residents about the absence of a noise impact assessment to assess the potential noise and disturbance to neighbouring occupiers from the use of the area as a cycle storage area. A noise impact assessment is not normally required for an application of this type. Although there may be noise from people taking their bikes up and down the metal staircase and from the opening and closing of the locked gate to access the space, this would not be a continuous noise and would be likely to be concentrated at the start and end of the working day. The proposal would not be considered harmful to the amenity of the neighbouring occupiers.

Following the statutory consultation period 3 letters have been received from 2 local residents regarding the proposal. The issues have been addressed in the accompanying consultation summary. No further consultation responses have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1, D2, A1 and T1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 2 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.
- 3 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).
- 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.

- 5 You are advised that Enforcement Action may be taken if the layout and design of the cycle storage area within the lightwell on the western part of the building is not constructed in accordance with the details hereby approved within 3 months of the date of the decision.

6 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

++ Summary of transitional arrangements and exemptions for biodiversity gain condition.

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.

- It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
- The application is a Householder Application.
- It is for development of a "Biodiversity Gain Site".
- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

7 + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990: If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development:

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer