

Catherine Larmouth  
Transport for London  
9th Floor Windsor House  
42-50 Victoria Street  
London  
SW1H 0TL

Application Ref: **2015/5514/P**  
Please ask for: **Barry Dawson**  
Telephone: 020 7974 **3560**

25 November 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Public Carriageway outside Levita House  
Ossulston Street  
London  
NW1 1HP**

Proposal:

Installation on the carriageway on the western side of Ossulston Street near to the junction with Euston Road of a Cycle Hire docking station, containing a maximum of 30 docking points for scheme cycles plus a terminal.

Drawing Nos: Site location plan; TDE-CW-01A rev D; C\_WOXRAISED;  
C\_WBOXRAISED2; 02-615511-GA; TDE-CW-T-PL rev B; CHS-DP-03 rev 3; CHS\_2\_T;  
Design & Access Statement

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; TDE-CW-01A rev D; C\_WOXRAISED; C\_WBOXRAISED2; 02-615511-GA; TDE-CW-T-PL rev B; CHS-DP-03 rev 3; CHS\_2\_T; Design & Access Statement

Reason:

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

Informative(s):

- 1 Reasons for granting permission. The proposed docking stations will be made up of a terminal with a height of 2.4m and 0.35m x 0.5 in width, and docking stations themselves will have a height of 0.8m and maximum dimension of 0.3m x 0.3m. The terminal and stations will be constructed in powder coated aluminium and toughened glass, with dark blue and silver grey colourings.

The proposed location of the stations will be on the public carriageway outside Levita House on the west side of Ossulston Street. Although a grade II listed building, the proposed works are considered minor so will not harm its setting. The stations will be installed flush with the existing carriageway and will use surface tarmac as a finishing material to match the existing. The kerb buildout will also be constructed using materials to match the existing kerb.

Although the stations will be located within a largely residential area, as they will be on the road and not the pavement, and it is not considered they will cause any disruption to pedestrian activity in the area. The Cycle Hire station would not, in itself, result in a loss of neighbour amenity as it would only be illuminated when in use and would not be likely to generate a significant amount of noise or other disturbance. The proposal would not have a detrimental impact on the amenity of neighbouring occupiers.

Although concerns have been raised that the proposed stations will be responsible for an increase in crime in the area, the location of the stations, on a busy street with good levels of passive surveillance means the proposal would not have a detrimental impact on crime, anti-social behaviour or community safety.

Two objections have been received in the course of the consultation period, both of which have been addressed in the consultation summary.

As such, the proposed development is in general accordance with policies CS5, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP21 and DP24 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126/141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment