

Transport for London
FAO. Oliver Frost
230 Blackfriars Road
London
SE1 8PJ

Application Ref: **2016/6534/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

16 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Carriageway adjacent to University of London Commonwealth Hall
1 - 11 Cartwright Gardens
London
WC1H 9EB**

Proposal:

Extension and alterations to existing Transport for London Cycle Hire docking station (previously approved under planning permission 2009/2133/P dated 03 July 2009) to facilitate reorientation of cycle docks in relation to footway and carriageway upgrades

Drawing Nos: TE596PI006-LL_RevB; 50110001-16-CA006_RevZ; TE00596/D01_RevB

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 policies DP24 and DP25 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: TE596PI006-LL_RevB; 50110001-16-CA006_RevZ; TE00596/D01_RevB

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

Informative(s):

- 1 Reasons for granting permission:

The length of the existing cycle docking station will be increased by 6.14m along the carriageway. This is to accommodate the reorientation of the cycle docks. There will be no numerical change to the number of cycle docks at the station. This is as a result of carriageway and footway works being carried out in the vicinity due to the completion of Hughes Parry Hall halls of residence. This includes the introduction of a new footpath on the opposite side of the carriageway to the docking station as well as subsequent narrowing of the carriageway.

The width of the existing footway where the cycle station is located will not be altered and will still maintain a width of 2.7m and therefore is within Council guidelines and is still sufficient to accommodate the regular pedestrian flow at the site. The amendment therefore still complies with policy DP21 as the alterations will not obstruct or impede pedestrian movement on the adjacent footway.

Although the scale of the cycle station has been increased slightly with alterations to the orientation, the design and appearance of it will be matching to the existing situation. Given the scale of the surrounding buildings and the width of the street, it would not have an adverse impact on the character and appearance of the neighbouring buildings, street or conservation area.

Furthermore, the alterations are not considered to result in harm to residential amenity in comparison to the existing form of the cycle station including illumination.

No objections were received in relation to the proposal. The site's planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the

character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies CS5, CS11, CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17, DP21, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1, D2 and T1 of the London Borough of Camden Local Plan Draft Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

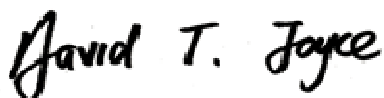
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Noise and Licensing Enforcement Team, 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



David Joyce
Executive Director Supporting Communities