
From: Moreno viera Fatima <[REDACTED]>
Sent: 19 February 2018 14:20
To: McClue, Jonathan
Subject: 2017/7079/P; Euston Road 373-375, Cambridge House; 18/0395 – TfL Comments

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F.A.O. / Dear Jonathan McClue

TfL Borough Planning Reference: 18/0395

Borough Reference: 2017/7079/P

Location: Cambridge House, 373-375 Euston Road, London, NW1 3AR

Proposal: Change of use from offices (Class B1a) and car showroom (Sui Generis) to education use (Class D1), including refurbishment of the existing building, a two storey extension to create a lecture theatre and classroom, lowering of the existing basement by approximately 250mm and creation of a terrace. Associated works include plant, signage, cycle parking, PV and amendments to openings and entrances.

Many thanks for consulting TfL, on the above application, TfL has the following comments:

- The site of the proposed development is on Euston Road, which forms part of the Transport for London Road Network (TLRN). TfL is the highway authority for the TLRN, and is therefore concerned about any proposal which may affect the performance and/or safety of the TLRN. Therefore, no skips or construction materials shall be kept on the footway or carriageway on the TLRN at any time.
- Hammersmith & City, Circle and Metropolitan London Underground lines are located under the site. London Underground provided comments on the application on 17th January 2018 which set out the need to provide information to LU as the scheme is progressed.
- Both the current and new draft London Plan have the same minimum cycle parking standards for D1 (universities and colleges). These require a minimum of 1 long-stay space per 4 staff member and 1 per 20 students. Therefore, the proposed development requires 29 long-stay spaces; however, only 5 are being proposed. This under provision is unacceptable, and therefore, TfL requires a London Plan compliant long-stay cycle parking provision to be secured by condition.
- Additionally, 69 short-stay cycle parking spaces are also required for the development to comply with the London Plan standards. A proposal for the installation of 66 short-stay spaces on-street has been submitted. Out of these, 42 are proposed on the footway of Euston Road for which the Streetscape Guidance (see: <http://content.tfl.gov.uk/streetscape-guidance-.pdf>) will have to be followed to ensure an appropriate footway width is left for pedestrian flows. The applicant will have to enter a Section 278 agreement with TfL for these works. It should be noted that TfL will have to approve and agree any amendments to the highway and all costs must be covered by the applicant.
- Any hoarding for the proposed development would be subject to a separate Section 172 licence application under the Highways Act 1980 to the Highways Operations Team in Road Network Management of TfL.
- Any scaffolding for the proposed development would be subject to a separate Section 169 licence application under the Highways Act 1980 to the Highways Operations Team in Road Network Management of TfL.

- The trip generation assessment doesn't include the proposed D1 use trips in the AM and PM peaks, which should be provided. Notwithstanding, it is accepted that the proposed development won't cause detrimental effects on the transport network.

Subject to the above conditions being met, TfL has no further comments.

Kind regards,

Fatima Moreno Viera

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