

Application ref: 2018/2092/P
Contact: Laura Hazelton
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Date: 12 June 2018

Development Management
Regeneration and Planning
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Transport for London - Consents Team
5 Endeavour Square
9th Floor
Westfield Avenue
Stratford
London

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Footway to the south of Euston Square Gardens
Euston Road
London
NW1 2DY

Proposal:
Relocation of Melton Street Cycle Hire Docking Station to Euston Road footway, containing a maximum of 30 cycle docking points and associated payment terminal.
Drawing Nos: 02-615187-LOC rev. A, CHS_2_T rev. 5, CHS_I_2 rev. E, CHS-DP-03 rev. 3, 02-615187-EX rev. A, 02-615187-GA rev. A, Planning, Design and Access Statement dated May 2018 (including appendix A: Arboricultural Statement), and cover letter dated 4th May 2018.

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: 02-615187-LOC rev. A, CHS_2_T rev. 5, CHS_I_2 rev. E, CHS-DP-03 rev. 3, 02-615187-EX rev. A, 02-615187-GA rev. A, Planning, Design and Access Statement dated May 2018 (including appendix A: Arboricultural Statement).

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

Informative(s):

- 1 Reasons for granting permission.

The existing docking station located on Melton Street must be moved as part of the High Speed 2 Construction Works. It would be removed in its entirety and relocated to Euston Road which is considered an acceptable location in terms of both design and transport.

The proposals would result in a reduction of the existing pavement width from approximately 4.3m to 3.3m; however, the docking station would be located in the same position as the existing Sheffield Cycle stands which would be relocated further along the pavement, and would retain an adequate pavement width. Highways officers do not consider that the proposal would obstruct or impede pedestrian movement along the public highway.

The cycle hire station is a small scale utilitarian structure that is similar in design to numerous similar structures seen all over London. Given the proposed location along the busy Euston Road near to Euston Station and numerous bus stops, the development would not have an adverse impact on the character and appearance of the street or Bloomsbury Conservation Area.

The docking station would be located towards the kerb side of the pavement to reduce the visual impact on the Grade II listed railings surrounding Euston Square Gardens and ensure it did not harm the setting of the designated heritage asset.

Due to the location and nature of the works, they would not impact the amenity of nearby residential occupants in terms of daylight, outlook or privacy.

The proposals would be located near to 3 mature trees within Euston Square Gardens and on the footway. The trees located within the grounds of Euston Square Gardens are sufficiently separated from the works so as to not be affected by the development. Tree protection measures will be implemented during construction to protect the tree located on the public highway, and hand digging will be carried out for excavations where the works overlap with the root protection area. The Council's Tree Officer has confirmed these methods would be adequate to prevent harm to the existing trees on site.

No objections were received in relation to the proposal. The site's planning history was taken into account in 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 (ERR) 2013.

Special regard has been attached to the desirability of preserving the listed railings or their setting or any features of special architectural or historic interest which they possess under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1, D2, T1 and T3 of Camden's Local Plan (2017), the London Plan 2016 and the National Planning Policy Framework 2012.

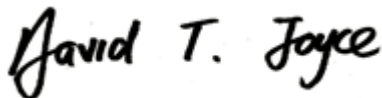
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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
Director of Regeneration and Planning