

Application ref: 2019/1652/P  
Contact: Mark Chan  
Tel: 020 7974  
Date: 14 June 2019

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Arup  
13 Fitzroy Street  
London  
W1T 4BQ

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**Maple Place**  
**London**  
**W1T 4BB**

Proposal:  
Installation of a cycle storage rack for 24 bicycles in connection with existing offices

Drawing Nos: Site Location Plan; Cycle-works product guides on Higher Kennet shelter with Josta 2-tier stands (3 docs); ABS-ARP-XX-XX-DR-LA-202, ABS-ARP-XX-XX-DR-LA-203, ABS-ARP-XX-XX-DR-LA-001, ABS-ARP-XX-XX-DR-LA-002

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:

Site Location Plan; Cycle-works product guides on Higher Kennet shelter with Josta 2-tier stands (3 docs); ABS-ARP-XX-XX-DR-LA-202, ABS-ARP-XX-XX-DR-LA-203, ABS-ARP-XX-XX-DR-LA-001, ABS-ARP-XX-XX-DR-LA-002

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

Informative(s):

1 Reasons for granting permission:

The existing staff cycle storage spaces are insufficient for the increasing demand from Arup employees. The proposal is for an additional covered and secured bicycle storage rack for 24 bikes with additional surveillance provided via existing CCTV cameras. The design in a metal framework will be lightweight and appropriate for this backland area; the colour scheme is complimentary with the adjacent office building. Due to its location, the proposed bicycle storage rack would not be visible from the streetscene of Maple Street. As such, it would preserve the character and appearance of the existing buildings and streetscene and the setting of the adjoining Fitzroy Square Conservation Area.

The layout and siting of the rack will not affect the access requirements for the adjoining substation nor on existing access and servicing arrangements in Maple Place or within the site itself. The proposed cycle storage rack would provide additional accessible and secure cycle parking facilities which would encourage staff cycle to/from work. The scheme is welcomed and has been designed in accordance with the cycle facilities section of CPG Transport and is therefore acceptable.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections 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 A1, D1, D2 and T1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 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 London Borough of Camden 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.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope  
Chief Planning Officer