

Application ref: 2020/1440/P  
Contact: Tony Young  
Tel: 020 7974 2687  
Date: 10 June 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Transport for London - Consents Team  
5 Endeavour Square  
9th Floor  
London  
E20 1JN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Carriageway adjacent to South Crescent  
Store Street  
London  
WC1E 7BD**

Proposal:

Relocation of Alfred Place cycle hire docking station to carriageway adjacent to South Crescent in Store Street, containing a maximum of 32 cycle docking points and associated payment terminal.

Drawing Nos: (02-610281R-)LOC, EX, GA rev A; CHS\_DP\_03 rev 4; CHS\_2\_T rev 5; TDE-CW-01 rev D; Planning, Design and Access Statement from Transport for London (ref. PP-08516718) dated March 2020; Arboricultural Statement received 18/05/2020; Letter from Transport for London dated 23/03/2020; Email from Transport for London dated 08/06/2020.

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: (02-610281R-)LOC, EX, GA rev A; CHS\_DP\_03 rev 4; CHS\_2\_T rev 5; TDE-CW-01 rev D; Planning, Design and Access Statement from Transport for London (ref. PP-08516718) dated March 2020; Arboricultural Statement received 18/05/2020; Letter from Transport for London dated 23/03/2020; Email from Transport for London dated 08/06/2020.

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission:

The existing cycle hire docking station located on Alfred Place is proposed to be relocated as part of public realm improvements associated with the Council's West End Project. The docking station would be removed in its' entirety and relocated, with a maximum of 32 cycle docking points and associated payment terminal, to South Crescent in Store Street which is considered an acceptable location in terms of both design and transport.

The proposed docking station is a small scale utilitarian structure, similar in design to numerous other cycle docking points of this kind found within central London. Given the size, scale, design, materials and location, it is considered that it would integrate well within the immediate streetscene and would not have an adverse impact on the character and appearance of the Bloomsbury Conservation nor Fitzrovia East Neighbourhood Areas.

The proposed docking station would be located within existing taxi-only parking bays on the southern side of the carriageway on Store Street, and as such, the public footway and pedestrian movement would not be impacted. The location and design of the cycle hire station is not considered to affect the safety of highway users or the flow of pedestrian or vehicular traffic in the area.

The proposals would be located near a line of mature trees within South Crescent; however, the trees are considered to be sufficiently set-back and separated from the works so as not to be affected by the development. The tree protection measures and methodology submitted confirm that the proposals would be in line with BS5837:2012 and are considered acceptable.

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

The site's planning history was taken into account in coming to this decision. No objections were received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bloomsbury 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.

As such, the proposal is in general accordance with policies A1, D1, D2, CC1, CC4, T1 and T3 of the Camden Local Plan 2017, the Fitzrovia Area Action Plan (Part 3: Visions and Objectives), 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 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