

Application ref: 2019/3360/P
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Date: 22 October 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Phone: 020 7974 4444

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Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Land adjacent to Euston Tower
within Regents Place
Just off Euston Road
London
NW1 3DP**

Proposal:

Installation of a Brompton bicycle hire docking station.

Drawing Nos: Site Location Plan; Brompton Bike Hire Information, dated 3rd August 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 Site Location Plan; Brompton Bike Hire Information,

dated 3rd August 2020;

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

Informative(s):

1 Reason for granting permission-

The proposed location of the dock is within Regent's Place, close to Euston Road side next to a small raised planter with grass. The dock will accommodate 8 bikes and will be solar powered so would not require mains power supply. The dock would be 2.1m in length, 0.7m in width and 2.4m in height (to the highest point).

Due to the proposed location within Regent's Place, adequate footway would be retained around the dock.

The Brompton docking station is a small scale utilitarian structure that is similar in design to numerous similar structures seen all over London. Given the proposed location with Regent's Place and along the busy Euston Road, the development would not have an adverse impact on the character and appearance of the street nor the wider area. The proposed location is Public Open Space, due to the size of the dock and due to it being located against a planter, the openness of the space is considered to be retained. The balance of the harm to the open space is also assessed against the benefits towards sustainable transport. Overall, there is limited harm to the open space in this instance.

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.

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

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, the London Plan (intend to Publish) 2019 and the National Planning Policy Framework 2019.

- 2 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.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment