

Application ref: 2020/5676/P  
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Date: 9 February 2021

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

Phone: 020 7974 4444

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Birkbeck, University of London  
Birkbeck -Main Building (Rm110)  
University of London, Malet Street  
London  
WC1E 7HX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Clore Management Centre**  
**Torrington Square**  
**London**  
**WC1E 7JL**

Proposal:  
Installation of 52 cycle Racks (Double Tiered) and shelter at basement level

Drawing Nos: Site Location Plan; 067-004 Rev B; Planning Statement 04/12/2020;

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; 067-004 Rev B; Planning

Statement 04/12/2020;

Reason:

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

Informative(s):

1 Reason for granting permission-

The cycles would be stored using a two-tiered system and would be covered by a shelter. The applicant states that 12 of the spaces are being installed to off-set the under provision of cycle parking at the Cambridge House development (ref. 2017/7079/P), whilst the remaining 40 spaces are being installed to cater for the existing and future demand for cycle parking at the Birkbeck campus.

The cycle racks would be accessed via an existing external staircase which leads to the footpath which runs between Torrington Square and Woburn Square. Access to the light well would be secured by means of a key card controlled access gate. The light well area is already covered by CCTV which provides a further level of security. A wheel ramp would be provided to assist cyclists moving their cycles between the ground floor level and basement. The plans have been revised during the process of the application to show the wheel ramp on the same side between the initial flight of stairs which leads down from street level to the landing level gate access and the main stairs down to basement level. A gate is proposed on the middle landing between the two flights of stairs and will open 90 degrees for the ease of users. A Transport Officer has assessed the proposal and raises no objections. Due to the bike stands being at basement level, they would not harm the character nor appearance of the host property nor the wider conservation area. The proposals would not have an impact on the neighbouring amenity.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 CA's of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, T1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, Publication London Plan 2020 and the National Planning Policy Framework 2019.

- 2 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.

- 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.

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