

Application ref: 2020/4293/P  
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Date: 1 April 2021

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

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Roy Adkins  
16 Flaxman Terrace  
London  
WC1H9AT

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**The Robin Howard Dance Theatre  
The Place  
17 Duke's Road  
Flaxman Terrace entrance  
London  
WC1H 9AT**

Proposal:

Replacement of 8 bicycle rack with two tier 20 capacity rack at Flaxman Terrace forecourt.  
Drawing Nos: Site Location Plan 21/09/2020, Dr N1, Dr N2, Dr N3, Dr N4. Bikedock  
Solutions Manufacturing Standard BDS Two Tier Rack.

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 21/09/2020, Dr N1, Dr N2, Dr N3, Dr N4. Bikedock Solutions Manufacturing Standard BDS Two Tier Rack.

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

Informative(s):

1 Reasons for granting permission:

The host property is a dance studio with entrances fronting both Duke's Road and Flaxman Terrace. This application relates to the Flaxman Terrace entrance and forecourt immediately in front of this entrance.

The existing forecourt has four floor mounted Sheffield bicycle racks which currently accommodate eight bicycles safely and securely. The proposed installation of a two tier bicycle rack to replace the existing arrangement would increase the capacity for cycle storage to twenty bicycles.

Camden Planning Guidance (Transport) indicates that two tier bicycle racks should only be considered appropriate under certain circumstances, e.g.) with limited space available to accommodate users. In this instance, the two tier rack is considered acceptable given the limited space to the forecourt, and the fact that following installation of the Bike Dock Solutions (BDS) two tier rack, there will be a greater provision of ground level bicycle spaces than the existing arrangement.

The new cycle rack shall be discreetly positioned in the corner at the Flaxman Terrace entrance forecourt. The proposed rack shall fit snugly between the corner walls of the studio and an existing concrete bench, which shall remain in place.

Although the new bicycle rack will be of a greater footprint than the existing racks when not in use, given the average length of a bicycle, there will be little difference in the actual floor space taken up when bicycles are parked, with the added benefit of being able to store more bicycles due to the two tier design.

Given the siting, scale and design of the proposed development, it is not considered to result in any harm to the residential amenities of neighbouring properties.

The Council's Transport Officer was consulted on the scheme and raised no objections to the two tier cycle rack proposal. The Council's Conservation Officer also raised no objection.

No objections have been received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application. Overall the alterations would preserve the character and appearance of the conservation area.

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 2013.

As such, the proposed development is in general accordance with policies D1, D2, T1 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2019.

- 2 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.
- 3 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).
- 4 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 be 'DRP', is written over a faint circular stamp.

Daniel Pope  
Chief Planning Officer