

Application ref: 2021/3194/P
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Date: 18 August 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Medawar Building
Gower Street
London
WC1E 6BT

Proposal:

Erection of two secure cycle docking facilities to create 24 bicycle spaces.
Drawing Nos: 3294-SP-104, drawings titled 'site plan', 'Shelter 1' and 'Shelter 2',
Falcolok-250 cycle store product details, letter dated 23 June 2021, UCL Cycle Parking
Scheme document dated 17 June 2021.

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: 3294-SP-104, drawings titled 'site plan', 'Shelter 1' and 'Shelter 2', Falcolok-250 cycle store product details.

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

Informative(s):

1 Reasons for granting permission.

The proposal includes the installation of two bicycle parking facilities which would accommodate 24 parking spaces to the rear of the Medawar Building within a small courtyard area. The application site is not listed, but is located within the Bloomsbury Conservation Area and close to a number of listed buildings, including the Grade I listed Wilkins Building, Grade I listed Church of Christ the King, and Grade II listed Dr Williams Library.

The bike stores would be metal framed, finished in hardwood cladding and of a contemporary design. There would be limited views of the structures given their enclosed location within a fairly small courtyard to the rear of a number of education buildings and they would not be visible in the setting of the surrounding listed buildings. They would be located adjacent to existing cycle parking stores in this location, and as such, would preserve the character and appearance of this part of the conservation area and the setting of the nearby listed buildings.

The structures would be set away from and would not harm the existing mature trees within the site, and would be located in an area with good lighting, a high footfall and CCTV to enhance security.

Due to the location and nature of the proposals they would not harm neighbouring amenity by way of loss of outlook, daylight or privacy.

No objections were received prior to the determination of this application, and the Bloomsbury CAAC confirmed they have no objection to the works.

The planning history of the site has been taken into account when coming to this decision and 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 (ERR) 2013.

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

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

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