

Application ref: 2021/1686/P  
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Date: 21 October 2021

**Development Management**  
Regeneration and Planning  
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Quod  
8-14 Meard Street  
London  
W1F 0EQ

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Variation or Removal of Condition(s) Granted**

Address:

##### **Land at Kiln Place**

**(Blocks 1-64 65-80 81-96 97-104 105-116 117-164; entrance ways into 81-96; land between 81-96 and 117-164; land between Kiln Place and Meru Close; land to east of Kiln Place and playground between blocks 65-80 and 81-96)  
London**

Proposal:

Variation of condition 2 (approved plans) of planning permission 2020/0424/P dated 16/05/2020 as amended by 2021/4012/P dated 22/09/2021 for 'Installation of 4 x refuse stores (east of 97-104 Kiln Place; adjacent to Unit 4 Kiln Place; and 2 close to junction between Kiln Place and Grafton Road) and 2 x cycle stores (bikehangers) and associated works' approved; NAMELY to provide an updated site location plan and to relocate 2 x cycle stores.

Drawing Nos:

Superseded: 116\_L\_002 FP Rev B; 116\_P\_01P FP Rev B; 116\_P\_00X FP Rev B;  
116\_P\_01X FP Rev A

Proposed: 116\_E\_02 G; 116\_E\_17 FP Rev D; 116\_L\_001 Rev X; 116\_L\_002 FP Rev C; 116\_P\_01P FP Rev D; Cover letter prepared by Quod dated 16 August 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 the original planning permission ref 2020/0424/P dated 16/05/2020.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition no.2 of planning permission 2020/0424/P shall be replaced with the following condition:

**REPLACEMENT CONDITION 2**

The development hereby permitted shall be carried out in accordance with the following approved plans:

Bikehanger product brochure; metroSTOR PBM Bin Storage Units (660L-1280L Waste & Recycling Bins) product specification; Mini Bikehangar product details; 57193-: 11 rev 0; 12 rev 0; 13 rev 0; 14 rev 0; Waste Strategy Kiln Place - 27th April 2020 including appendices; Kiln Place refuse strategy Rev J 19 12 19; metroSTOR PBE Bin Screen System; Arboricultural Method Statement prepared by Tree Aware UK dated 3rd of December 2019; Arboriculture Impact Assessment prepared by Tree Aware UK dated 03/12/2019; 116\_E\_16 FP Rev B; 116\_E\_17 FP Rev B; 116\_L\_002X FP Rev C; Cover letter prepared by Quod dated 21 April 2020; 116\_E\_02 G; 116\_E\_17 FP Rev D; 116\_L\_001 Rev X; 116\_L\_002 FP Rev C; 116\_P\_01P FP Rev D; Cover letter prepared by Quod dated 16 August 2021

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

- 3 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural method statement by Tree Aware UK Ltd dated 3rd December 2019. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 4 The secure and covered cycle storage area for 10 cycles hereby approved shall be provided in its entirety prior to the first occupation of the units approved under 2014/6697/P dated 31/03/2015, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting permission

The extant permissions permit one of the cycle stores to be located at the Lambale Street entrance to Kiln Place (2019/4473/P), with two further stores located to the south west of 65-80 Kiln Place (2020/0424/P). This application seeks to relocate the two stores currently approved at 65-80 Kiln Place. It is proposed that one is moved to the south west of the playground, opposite the Metrostor bin stores (1x 6 cycle store) and the other moved to accompany the currently approved cycle store at Lambale Street (2x4 cycle store in total). This would provide 14 communal cycle store spaces in total.

The additional bike store at Lambale Street would be closer to the location of the cycle store approved under the original permission and so its location is considered acceptable.

This bike hangar to the south west of the playground would be significantly closer to some of the approved residential units (Unit 5.1, 5.2 and 5.3) but further away from Units 2.2, (70-118m) 3.1 (70-110m) and 4 (57m). The submission states that the TRA has raised concerns that the previously approved location for the cycle stores would give rise to anti-social behaviour. The proposed location would therefore ensure better natural surveillance of the cycle stores. Transport officers have reviewed the revised location of the cycle stores and they are considered acceptable. The submitted details demonstrates that the development would provide adequate cycle parking facilities.

A revised red line plan has been provided to take account of the proposed amended location of the cycle store. All of the land on the Kiln Place estate is in Council ownership.

There would be minimal impact on neighbouring amenity from the relocated cycle stores. The design of the cycle stores is the same as previously approved.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

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

- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions and obligations as attached to the previous planning permission. This includes condition 1 providing for a 3 year time

period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

- 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.
- 4 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.

- 5 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).

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

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

Daniel Pope  
Chief Planning Officer