

Application ref: 2021/1687/P  
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Date: 21 October 2021

**Development Management**  
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Quod  
8-14 Meard Street  
London  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details 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:

Details of cycle store to partially discharge condition 9 of planning permission 2014/6697/P dated 31/03/15 (as amended by 2016/2651/P dated 10/03/2017, 2017/4471/P dated 04/06/2018 and 2019/4473/P dated 29/10/2020) (for development of 15 residential units on 6 sites across Kiln Place estate, following demolition of foyer entrances and refuse storage area for blocks 1-64, 65-80, 81-96, 97-104, 105-116, 117-164 Kiln Place along with provision of new pathway and front entrances into lower maisonettes of 81-96 Kiln Place, enlargement and improvement of playground & landscaping, and other associated works).

Drawing Nos: Proposed landscape and cycle plan 116\_L\_150 Rev F10

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting approval:

The application seeks to partially discharge condition 9 so that two cycle stores (bike hangars) previously approved (planning ref: 2017/3806/P) can be relocated. One of the bike hangars (for 4 cycles) would be relocated next to the currently approved cycle store on Lambie Street. The other bike hangar (for 6 cycles) would be relocated to the southwest of the playground. This bike hangar 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. All other details of the cycle stores would be as previously approved under 2017/3806/P. The submitted details demonstrate that the development would provide adequate cycle parking facilities.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance policy CS11 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that all conditions relating to planning permission 2014/6697/P granted 31/3/2015 (as amended by 2016/2651/P dated 10/3/17, 2017/4471/P dated 04/06/2018 and 2019/4473/P dated 29/10/2020) which need details to be submitted, have been approved.

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 written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer