

Delegated Report		Expiry Date:	25/10/2013	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature	2nd Signature	
Carriageway adjacent to Holbrook House Newton Street London WC2		2013/6247/P			
Proposal(s)					
Non material amendment to planning permission granted 27/09/2011 (ref 2011/4174/P) for the installation of the carriageway of a cycle hire docking station including a registration /payment terminal and maximum of 28 docking points for bicycles, namely for a change of foundation type from standard to inset foundation.					
Recommendation(s):		Grant non material amendment			
Application Type:		Non material amendment			
Consultations	Date advertised	21 days elapsed	Date posted	21 days elapsed	
Press notice	n/a		Site notice	n/a	
	Date sent	21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	n/a				
Consultation responses (including CAACs):	No responses received.				
Site Description					
The site is located on the west side of Newton Street with Parker Street to the north and Great Queen Street to the south partly under a under croft created of the recently constructed building located between nos. 12 and 16 Great Queen Street. The application site is located within the Seven Dials (Covent Garden) Conservation Area. The nearest listed building is the Grade II* Former Freemasons' Taven located on great Queen Street.					
Relevant History					
2011/4174/P: Installation on the carriageway of a cycle hire docking station including a registration/payment terminal and maximum of 28 docking points for bicycles, in connection with the Transport for London Cycle Hire Scheme. <u>Granted</u> 27/09/2011					

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of Growth)

CS5 (Managing the Impact of Growth and Development)

CS11 (Promoting sustainable and efficient travel)

CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

DP17 (Walking, cycling and public transport)

DP19 (Managing the impact of parking)

DP21 (Development connecting to the highway network)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

DP29 (Improving access), DP31 (Provision of, and improvements to, open space, sport and recreation)

Camden Planning Guidance

Seven Dials (Covent Garden) Conservation Area Statement

London Plan 2011

NPPF 2012

Assessment

Proposal: Consent is sought for a non-material amendment consisting of a change in the foundations of the cycle hire docking station. Rather than being installed on standard foundations (a metal platform set under the pavement/highway with the surface treatment match the existing pavement/highway) an inset platform foundation is proposed. The platform would be inset so that it is flush with the highway to enable the docking station to be installed with nil or minimal digging. The platform would be finished in a grey colour. The platform would be 0.5m wide and the same length as the approved cycle hire docking station. This application is retrospective and the docking station has already been installed.

Assessment:

The application has indicated that a shallow structure for a car park has been uncovered within the site boundary. For this reason an inset platform is required rather than a standard foundation. The 0.5m wide platform would be visible as it would be flush with the exiting highway. However the use of a single grey colour would be unobtrusive and would be complimentary to the existing surface materials. The visual impact of the inset platform would be further minimised as the top of the 500mm wide platform is screened by docking points.

The proposed alteration is minor and would not materially affect the appearance of the docking station or the surrounding street. It would not affect the amenity of neighbouring occupiers and the alteration would not increase the likelihood of visually impaired persons tripping over the docking points.

Transport have confirmed that they do not have any concerns with the proposed foundations.

Recommendation: Grant non-material amendment