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|--|----------------------------|---------------------------------------|-------------------------------------|------------------------------------|------------------------|-------------------|-----------|
| <b>Delegated Report</b>  |                            | <b>Analysis sheet</b>                 |                                     | <b>Expiry Date:</b>                |                        | 13/10/2011        |           |
|  |                            | N/A / attached                        |                                     | <b>Consultation Expiry Date:</b>   |                        | 22/09/2011        |           |
| <b>Officer</b>   |                            |                                       |                                     | <b>Application Number(s)</b>       |                        |                   |           |
| Max Smith  |                            |                                       |                                     | 2011/4170/P                        |                        |                   |           |
| <b>Application Address</b>   |                            |                                       |                                     | <b>Drawing Numbers</b>             |                        |                   |           |
| Carriageway adjacent to University of London Birkbeck College, Malet Street, London, WC1   |                            |                                       |                                     | See decision notice                |                        |                   |           |
| <b>PO 3/4</b>  | <b>Area Team Signature</b> | <b>C&amp;UD</b>                       | <b>Authorised Officer Signature</b> |                                    |                        |                   |           |
|  |                            |                                       |                                     |                                    |                        |                   |           |
| <b>Proposal(s)</b>   |                            |                                       |                                     |                                    |                        |                   |           |
| Installation on Malet Street of a replacement 49 space cycle hire docking station including a registration/payment terminal in connection with the Transport for London Cycle Hire Scheme.   |                            |                                       |                                     |                                    |                        |                   |           |
| <b>Recommendation(s):</b>  |                            | <b>Grant Planning permission</b>      |                                     |                                    |                        |                   |           |
| <b>Application Type:</b>   |                            | <b>Full Planning Permission</b>       |                                     |                                    |                        |                   |           |
| <b>Conditions or Reasons for Refusal:</b>  |                            | <b>Refer to Draft Decision Notice</b> |                                     |                                    |                        |                   |           |
| <b>Informatives:</b>   |                            |                                       |                                     |                                    |                        |                   |           |
| <b>Consultations</b>   |                            |                                       |                                     |                                    |                        |                   |           |
| <b>Adjoining Occupiers:</b>  |                            | No. notified                          | <b>359</b>                          | No. of responses<br>No. electronic | <b>00</b><br><b>00</b> | No. of objections | <b>00</b> |
| <b>Summary of consultation responses:</b>  |                            | None received to date.                |                                     |                                    |                        |                   |           |
| <b>CAAC/Local groups comments:</b>   |                            | None received to date.                |                                     |                                    |                        |                   |           |
| <b>Site Description</b>  |                            |                                       |                                     |                                    |                        |                   |           |
| An area of the vehicular carriageway on the eastern side of Malet Street surrounded by university buildings. The site is located within Bloomsbury Conservation Area.  |                            |                                       |                                     |                                    |                        |                   |           |
| <b>Relevant History</b>  |                            |                                       |                                     |                                    |                        |                   |           |
| 2009/2178/P: Installation on carriageway of a cycle hire docking station including a registration/payment terminal and maximum of 41 docking points for bicycles, in connection with the Transport for London Cycle Hire Scheme. Granted 09/07/2009.   |                            |                                       |                                     |                                    |                        |                   |           |
| 2010/1272/P: Non material amendment to docking point and terminal design, layout, materials and finishes to the cycle hire docking stations in association with planning permission granted on 9 July 2009 (2009/2178/P) 'Installation on carriageway of a cycle hire docking station including a registration/payment terminal and maximum of 41 docking points for bicycles, in connection with the Transport for London Cycle Hire Scheme'. Granted 08/04/2010. |                            |                                       |                                     |                                    |                        |                   |           |

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)  
CS11 (Promoting sustainable and efficient travel)  
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)  
DP25 (Conserving Camden's Heritage)  
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 2011

**Bloomsbury Conservation Area Statement**  
**The London Plan 2011**

## Assessment

**Proposal:** The installation of a cycle hire station with a maximum of 49 docking points in connection with the Transport for London Cycle Hire Scheme. The station would replace an existing one currently being dismantled slightly further south along Malet Street. The station is being re-located in order to fit in with wider streetscape works (not part of the application).

The position of the docking points has been modified since the application was submitted to allow for a crossover onto the carriageway.

## Assessment

**Conservation & Design:** As the proposal would replace an existing cycle hire facility, no new issues are raised in urban design terms. The character and appearance of the conservation area would be preserved.

**Transport:** This area is currently undergoing highways improvement works. The proposal involves the construction of a docking station on the new footway that will be constructed as part of the highway improvement works. The available width of footway will be 5.7m. There are trees within this space but it is considered that there is sufficient width at this location for pedestrians.

The proposal involves highways works which Camden will have to undertake to prepare the site for the docking stations to be installed by TfL. Usually a financial contribution would be required to fund these works (to be secured through a S.106 Agreement). Camden's Highways Engineers will not undertake the preparatory highways works until they have received funding from TfL to undertake these works. Therefore a s106 Agreement is not required.

Informatives are recommended to be added to the permission advising TfL of the need to enter into a s8 agreement before any works on the highway begin and to apply for a Traffic Management Order

**Amenity:** The Cycle Hire station is not considered to result in a loss of neighbour amenity. It is noted that no objections have been received.

**Access:** Given the height of between 0.75m – 1.05m for the docking points, there is a potential safety hazard to pedestrians walking into and tripping over the proposed docking stations. However, it is considered that these heights are acceptable because the docking points are located so that they do not disrupt the main flow of pedestrians on the footway.

**Community Safety:** The modest adjustment to the position of this hire station has no implications for crime or anti-social behaviour.

**Trees:** An Arboricultural Report was submitted which demonstrates that the new location would not have a significant impact on street trees. A condition has been attached to the permission requiring the trees adjacent to the site to be retained and protected from damage in accordance with the approved report.

**Disclaimer**

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