

Delegated Report		Analysis sheet		Expiry Date:		09/04/2010	
		N/A / attached		Consultation Expiry Date:		-	
Officer				Application Number(s)			
Elizabeth Beaumont				2010/1314/P			
Application Address				Drawing Numbers			
Footway adjacent to 100 Hatton Garden London EC1N 8NX				Please refer to decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Amendments (to include alterations to design, layout, materials and finishes to the cycle hire docking stations) to planning permission granted on 07/07/2009 (2009/2199/P) for the installation on the footway of a cycle hire docking station including a registration/payment terminal and maximum of 31 docking points for bicycles, in connection with the Transport for London Cycle Hire Scheme.							
Recommendation(s):		Grant Non Material Amendments					
Application Type:		Non Material Amendments					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:	N/A						
CAAC/Local groups comments:	N/A						
Site Description							
The site is located to the south of Hatton Garden close to Holborn Circus, a major intersection where Holborn meets New Fetter Lane, St Andrews Street, Holborn Viaduct, Charterhouse Street and Hatton Garden. The proposal site is on the west side of Hatton Garden outside a 8 storey building, nos. 99-101 Hatton Garden. The area contains commercial units at ground floor level including specialist jewellery shops with residential and offices above. The site is located in the Hatton Garden Conservation Area in an area of archaeological priority. There are no listed buildings in the immediate vicinity.							
Relevant History							
07/07/09 – p.p. granted (2009/2199/P) for the installation on the footway of a cycle hire docking station including a registration/payment terminal and maximum of 31 docking points for bicycles, in connection with the Transport for London Cycle Hire Scheme.							
Relevant policies							
The proposed amendments are assessed for materiality – not on the basis of their planning merits. Planning policies therefore do not apply.							

Assessment

Proposal - The current proposal is for amendment to the approved scheme of 2009/2199/P granted on the 07/07/2009 for the installation on the footway of a cycle hire docking station including a registration/payment terminal and maximum of 31 docking points for bicycles, in connection with the Transport for London Cycle Hire Scheme.

Following the appointment of a scheme operator a number of changes to the consented scheme have been identified. The application proposes the following amendments to the design of the docking points and the terminal to include:

- Docking points will measure 0.792m high, 0.3m deep and 0.225m wide at the top increasing to 0.3m at the base with rounded square shaped bases. (Approved docking points measure 0.85m high sloping to 0.75m, 0.325m deep and 0.13m wide with oval shaped bases).
- Revisions to the proposed materials of the docking points to gravity cast aluminium with polyester powder coat, gloss finished (Approved scheme constructed from brushed stainless steel, steel or aluminium).
- The docking points will be secured to a square foundation box (0.3m by 0.3m), constructed from galvanised steel with anti-slip coating.
- The bikes will be secured into the docking station and slot into a secure locking mechanism with the front wheel protruding with a distance of 0.33m between the docking point and the edge of the station and 0.75m between the centres points of the bicycles.
- The locking cassettes of each docking point will incorporate a membership key reader.
- Revisions to the detailing and position of the proposed directional information and other signage on the terminals.
- The terminals will be constructed from gravity cast aluminium, powder coated with graffiti resistant coating. The mapping information will be covered with toughened glass (Approved scheme constructed from brushed stainless steel, steel or aluminium with vitreous enamel finish).
- The proposed colours are dark blue and silver-grey with a turquoise decal colour.

Docking Points - The proposed revisions to the overall design and materials of the docking stations are considered to be minor and do not vary greatly from the consented scheme. The method of locking the bikes is a minor change which does not significantly alter the appearance of the docking points.

Layout - Following the revisions to the locking mechanism and overall design of the docking point, the layout of the proposed docking stations has slightly changed. However the distance between bikes, the width and depths of the stations remains as approved.

Terminal - The proposed revisions to the overall design and materials of the terminal are considered to be minor and do not significantly alter the overall appearance of the approved scheme.

Materials – The majority of proposed materials for the docking station were taken from the selection of materials indicated as part of the approved scheme. The main change is the replacement of the vitreous enamel finish with a powder coated finish with graffiti resistant coating. It is considered that the proposed materials will have a similar appearance to the approved scheme and are considered acceptable.

Conclusion - The proposal revisions to the proposed scheme introduce no new amenity issues. In terms of design, materials and execution, the above proposed amendments are considered to be minor and would not cause any significant material change to the appearance of the extant approved scheme such that a new planning application is required.

Recommendation – Grant non-material amendment

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