

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 18 April 2017	Classification For General Release	
Addendum Report of Director of Planning		Ward(s) involved St James's	
Subject of Report	St James's Square, London, SW1		
Proposal	Installation on the footway on the south-west side of St James Square, opposite the junction with King Street, of a cycle hire docking station, containing a maximum of 24 docking points, a payment terminal and 6 cycle stands.		
Agent	Transport for London (TfL)		
On behalf of	TfL		
Registered Number	15/11071/FULL	Date amended/ completed	30 November 2015
Date Application Received	27 November 2015		
Historic Building Grade	Unlisted		
Conservation Area	St James's		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

This application was reported to the Planning Applications Committee on the 18 April 2017 where the committee deferred the application, as it was considered that the proposals would impair the public benefit of an open view of St James's Square from King Street, and to allow Transport for London to consider alternative proposals, including consideration to reducing the size of the cycle hire docking station, consideration to enlarging the existing station on the east side of the square and to demonstrate that there is additional demand for cycle hire at this location.

The applicant has amended the layout of the cycle docking station, reducing the number of docking points from 28 to 24 and widening the access corridor to St James's Square to approximately 4m.

The applicant has confirmed that the existing docking station on the east side of the square is in the top 5% most used stations in London. They acknowledge that some expansion of the existing docking station could take place, however this would involve the relocation of 2 electric vehicular charging points.

No additional representations have been received since the application was last reported to the

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committee.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Footway on the south-west side of St James Square, opposite the junction with King Street

Aerial View of St James's Square



5. BACKGROUND PAPERS

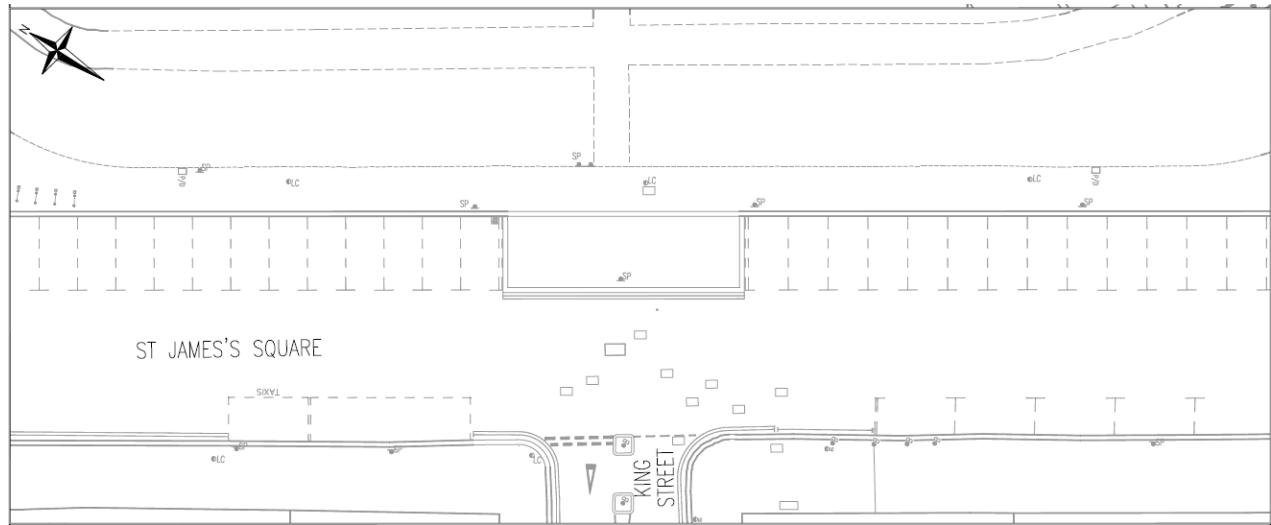
1. Application form
2. Response from Westminster Society dated 12 January 2016
3. Response from St. James's Conservation Trust dated 20 January 2016
4. Response from Highways Planning Manager dated 4 April 2017
5. Response from Cleansing Manager dated 21 February 2017
6. Response from Arboricultural Manager dated 28 February 2017
7. Letter from owner/ occupier of Flat 12, 22 St James's Square dated 19 March 2017

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

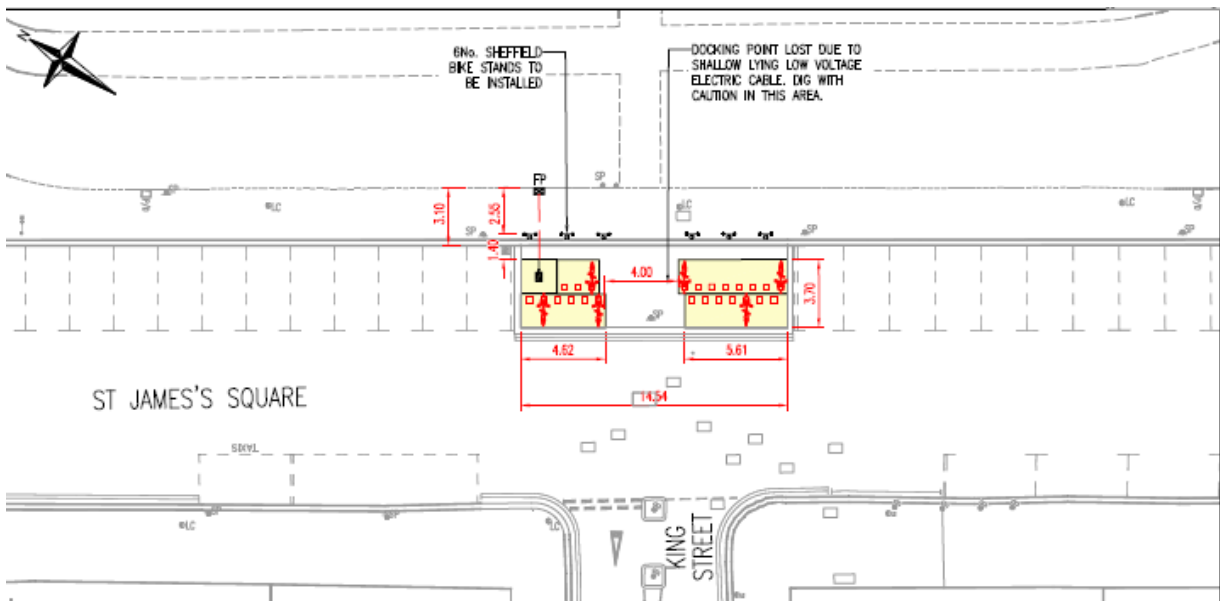
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: JULIA ASGAR BY EMAIL AT jasgar@westminster.gov.uk

6. KEY DRAWINGS

Existing Layout



Proposed Layout



DRAFT DECISION LETTER

Address: St James's Square, London,

Proposal: Installation on the footway on the south-west side of St James Square, opposite the junction with King Street, of a Cycle Hire docking station, containing a maximum of 24 docking points, a payment terminal and 6 cycle stands.

Reference: 15/11071/FULL

Plan Nos: 01-610184-LOC; 01-610184-CON Rev. A; CHS_2_T Rev.5; TDE-FW-01-PL Rev. A; TDE-FW-T-PL Rev. A; CHS_DP-03 Rev.3

Case Officer: Ian Corrie

Direct Tel. No. 020 7641 1448

Recommended Condition(s) and Reason(s)

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:

- o between 08.00 and 18.00 Monday to Friday;
- o between 08.00 and 13.00 on Saturday; and
- o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- o between 08.00 and 18.00 Monday to Friday; and
- o not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 All new work to the site must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St James's Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 You must apply to us for approval of detailed drawings at 1:10 and sections at 1:5 of the following parts of the development:

- i. Fixed cycle stands

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St James's Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (4)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (4)** held on **Tuesday 18th April, 2017**, Rooms 5, 6 & 7 - 17th Floor, Westminster City Hall, 64 Victoria Street, London, SW1E 6 QP.

Members Present: Councillors Angela Harvey (Chairman), Jonathan Glanz, Gotz Mohindra and Tim Roca.

1 MEMBERSHIP

- 1.1 It was noted that Councillor Tim Roca was replacing Councillor Jason Williams.

2 DECLARATIONS OF INTEREST

- 2.1 Councillor Angela Harvey explained that a week before the meeting, all four Members of the Committee were provided with a full set of papers including a detailed officer's report on each application; together with bundles of every single letter or e-mail received in respect of every application, including all letters and e-mails containing objections or giving support. Members of the Committee read through everything in detail prior to the meeting. Accordingly, if an issue or comment made by a correspondent was not specifically mentioned at this meeting in the officers' presentation or by Members of the Committee, it did not mean that the issue had been ignored. Members will have read about the issue and comments made by correspondents in the papers read prior to the meeting.
- 2.2 Councillor Harvey declared that she knew other Councillors and various amenity societies who may have made representations; she was Chairman of the Licensing Committee and was also married to Councillor David Harvey who was the Cabinet Member for Environment, Sports and Community.
- 2.3 Councillor Harvey then made the following further declarations as they related to the specific applications on the agenda:

Item 4: That she had sat on the Committee that had considered a previous application at the site on 31 January 2017.

5 ST JAMES'S SQUARE, LONDON

Installation on the footway on the south-west side of St James Square, opposite the junction with King Street, of a cycle hire docking station, containing a maximum of 28 docking points, a payment terminal and 6 cycle stands.

RESOLVED:

That the application be deferred, as the application in its present form would impair the public benefit of an open view of St James's Square from King Street, and to allow Transport for London to consider alternative proposals, including consideration to reducing the size of the cycle hire docking station, consideration to enlarging the existing station on the east side of the Square and to demonstrate that there is additional demand for cycle hire at this location.

6 1 EATON TERRACE, LONDON, SW1W 8EX

Erection of first floor rear extension, demolition of existing lean-to glass roof and erection of a ground floor infill extension, in association with creation of enlarged first floor roof terrace with associated screening and planters.

Late representations were received from Helen Marshall (undated) and Vanessa Neill (undated).

RESOLVED:

That the applications be deferred for a site visit.

7 1 QUEENSBOROUGH MEWS, LONDON, W2 3SG

Removal of Condition 4 of planning permission dated 28 September 2015 (RN: 15/06025) which varied Condition 1 of planning permission dated 01 May 2015 (RN: 15/01872) for erection of single storey building to garden (fronting Queensborough Terrace) to house electricity substation, namely to remove the requirement for the new doors facing Queensborough Terrace to be clad with timber and to retain the metal louvred doors installed.

RESOLVED:

That conditional permission be granted.

The Meeting ended at 7.55 pm.

CHAIRMAN: _____

DATE _____

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1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

This application has been submitted by Transport for London (TfL) as part of a comprehensive cycle hire scheme within Central London. The proposal is to install a cycle hire docking station, containing a maximum of 28 docking points, a payment terminal and 6 cycle stands. The docking station will be located on the footway on the south-west side of St James Square, opposite the junction with King Street, in two areas measuring 6.75m x 3.7m and 5.35m x 3.7m.

St. James's Square is both a Registered Park and Garden and a London Square, within the St James's Conservation Area and Core Central Activities Zone (Core CAZ). The site is within the setting of a number of listed heritage assets.

A larger docking station currently exists on the eastern side of the Square. It is felt that the arrangement of the east side of the square is successful in townscape terms; as such implementation of a similar arrangement on the western side is not opposed. The considerable distance between the two sites also prevents them being viewed simultaneously and lessens the impression of visual townscape clutter within the setting of the square, and surrounding listed buildings.

Concerns have been raised by the St. James's Conservation Trust with regard to the docking station layout which they consider to be an asymmetrical arrangement of components. However, it is considered that the detailed design, modest scale of the station compared with the surrounding larger buildings, and relatively permeable character and appearance of the docking station, would lead to less than substantial harm to the conservation area and the setting of nearby listed heritage assets. However in this particular case, the harm is considered limited and the minor visual impairment arising from the proposals is considered mitigated by the associated public and environmental benefits, complying with para 134 of the NPPF. The proposal would accord with policies DES1, DES9, DES12, and DES10 of the UDP, and S25 and S28 of the City Plan.

The application has been amended to include "Sheffield" fixed cycle stands, to cater for local demand perceived by the St. James's Conservation Trust. A condition is attached requiring details. The Highways Planning Manager raises no concerns in terms of the proposals impact on the surrounding highway network.

The application is recommended for approval as it is considered that, subject to conditions, the proposal complies with policies in our Unitary Development Plan (UDP) and City Plan.

Aerial View of St James's Square



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5. CONSULTATIONS

WESTMINSTER SOCIETY:
No objection.

ST JAMES'S CONSERVATION TRUST:
Objection on grounds:

- The layout is an asymmetrical arrangement of components; and
- Does not include much needed Sheffield fixed cycle stands (N.B the plans have been revised to include 6 fixed cycle stands).

HIGHWAYS PLANNING MANAGER:
Acceptable on transportation grounds.

CLEANSING MANAGER:
No objection

ARBORICULTURAL MANAGER:
No objection.

ADJOINING OWNERS/ OCCUPIERS
No. consulted: 76
No. of replies: 1

Neighbour made following comments neither objecting to nor supporting the proposals:

- Reservation that there must be a large corridor left for pedestrian access between the bikes for access to the Square gardens and the pavement round the gardens, as it can be difficult to find access to the road because the cars (and motor bikes) park so close together;
- Cyclists have a tendency to ignore the one way system, which can be dangerous for pedestrians and motorists.

PRESS ADVERTISEMENT/ SITE NOTICE:
Yes

6. BACKGROUND INFORMATION

6.1 Recent Relevant History

Permission granted on 05 October 2009 for 'Installation on carriageway of cycle hire docking station in an area measuring 4.8m x 28.5m for the Transport for London Cycle Hire Scheme containing a maximum of 42 docking points for scheme bicycles plus a terminal to secure and release bicycles and to provide registration and payment facilities and wayfinding mapping at 1 and 33 St James's Square' (RN: 09/06190/FULL).

7. BACKGROUND PAPERS

1. Application form
2. Response from Westminster Society dated 12 January 2016
3. Response from St. James's Conservation Trust dated 20 January 2016
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(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: DAVID DORWARD BY EMAIL AT ddorward@westminster.gov.uk

8. KEY DRAWINGS

