

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 21 st November 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Queen's Park	
Subject of Report	18 Ilbert Street, London, W10 4QJ		
Proposal	Variation of Condition 3 of planning permission dated 31 January 2017 (RN: 16/09622/COFUL) for the installation of two covered bicycle stores on the public highway outside No.18 Ilbert Street. NAMELY, to allow the bike stores to remain on the highway until 31 January 2019.		
Agent	Mr Anthony Sabato		
On behalf of	Mr Anthony Sabato		
Registered Number	17/08223/COFUL	Date amended/ completed	13 September 2017
Date Application Received	13 September 2017		
Historic Building Grade	Unlisted		
Conservation Area	Queens Park Estate		

1. RECOMMENDATION

Grant conditional permission under Regulation 3 of the Town and Country Planning General Regulations 1992 for a temporary period until 31 January 2019.

2. SUMMARY

The application site is outside No. 18 Ilbert Street and forms part of the public highway. Ilbert Street lies within the Queen's Park Estate Conservation Area.

Permission is sought to vary Condition 3 of planning permission dated 31 January 2017 (RN: 16/09622/COFUL) for the installation of two covered bicycle stores on the public highway outside No.18 Ilbert Street. The amendments sought are to extend the temporary permission for a further year.

The applicant originally sought to remove the condition in its entirety thereby resulting in a permanent permission. This has been amended to the proposal cited above at officer's request.

The key issues are:

- The impact of the structures on the character and appearance of the Queen's Park Estate Conservation Area.
- The provision of cycle storage facilities for local residents.

The proposed bicycle storage structures are considered to be acceptable in design and highways terms and is in accordance with policies in Westminster's City Plan (City Plan) adopted Nov 2016 and the Unitary Development Plan (UDP) adopted Jan 2007, subject to conditions set out in the draft decision letter appended to this report and is therefore recommended for approval.

4. PHOTOGRAPHS



Bike hangars in place outside 18 Ilbert Street

5. CONSULTATIONS

COUNCILLOR DIMOLDENBERG

Support the application – hangars sit comfortably in the Conservation Area and are an asset to the local community.

QUEEN'S PARK COMMUNITY COUNCIL

No objection – noted the received objection about the stores being relocated to the other side of the road.

HIGHWAYS PLANNING MANAGER:

No objection.

CLEANSING MANAGER:

No objection.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 12

Total No. of replies: 13

No. of objections: 2

No. in support: 12

Two objections received raising concern on all of the following grounds:

Design:

- Unacceptable in design terms.

Highways:

- Uses up two car parking spaces

Other:

- Requests the bike hangers to be moved to the opposite side of the road or to the end of the street.

Twelve letters of support received on one or all of the following grounds:

Other:

- Hoping to expand the scheme on the estate
- Great opportunity for safe and secure external parking
- Policies recognise that the absence of secure cycle parking is a barrier to people adopting cycling
- Ample car parking spaces in the area for residents so a good use of a space.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site is outside No. 18 Ilbert Street and forms part of the public highway. Ilbert Street lies within the Queen's Park Estate Conservation Area. The vast majority of the buildings within the conservation area were constructed in the 1870's by The Artizans, Labourers and General Dwellings Company, which was the creation of the philanthropist William Austin, to provide an improved standard of working class housing. The estate was identified as being one of special architectural and historic interest by the Council and was designated as a conservation area in 1978.

6.2 Recent Relevant History

16/09622/COFUL

Installation of two covered bicycle stores on the public highway outside No.18 Ilbert Street.
Application Permitted 31 January 2017

7. THE PROPOSAL

Planning permission was granted for a temporary period of one year for the installation of the two bicycle stores in January 2017 by the Planning Applications Committee. This application seeks to extend this temporary permission by a 1 year period.

As installed, the two bike hangars can each store up to six bicycles and were installed by the City Council, but managed by Cyclehoop Ltd. The combined size of the storage structures (as they are positioned alongside one another) is 5.1m in length (along the kerb) by 2.0m wide and are 1.36m in height. The structures have a galvanised metal frame and partially sit on the kerb. The predominant colour of the structure is black.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The application does not raise any land use issues as the land forming the application site would remain part of the public highway.

8.2 Townscape and Design

The design comments previously raised in the report presented to committee on 31 January 2017 still stand, however this proposal does not seek to make any design changes to what is lawfully stated and the proposal must be considered acceptable in design terms.

The current proposal does not involve any additional external physical works.

8.3 Residential Amenity

One objection has been received from the occupiers of 18 Ilbert Street on the positioning of the bike hangars directly opposite their property however it is considered that the bicycle storage structure is sufficiently small scale and sufficiently distant from neighbouring windows so as not to cause any concerns in amenity issues and the proposal would accord with Policy ENV13 in the UDP and Policy S29 in the City Plan.

8.4 Transportation/Parking

The Highways Planning Manager advises that the existing parking bay, which was formally used as a White Badge bay, is now surplus to requirements and therefore the loss of this bay to enable the continued provision of the bicycle storage structure is not objectionable in this case as there would not be a material increase in on-street residents parking demand, which would be contrary to Policy STRA25 in the UDP.

We have received an objection in regards to the bike storage taking up two car parking spaces however as noted above the space was formally one White Badge bay.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size.

8.6 Access

The proposal does not have any adverse access implications.

8.7 Other UDP/Westminster Policy Considerations

None.

8.8 London Plan

This application raises no strategic issues.

8.9 National Policy/Guidance Considerations

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

8.10 Planning Obligations

The proposed development does not generate a requirement for any planning obligations and is not CIL liable.

8.11 Environmental Impact Assessment

An Environmental Impact Assessment was not required for a development of this scale.

8.12 Other Issues

Not applicable.

9. BACKGROUND PAPERS

1. Application form
2. Response from Councillor Dimoldenberg dated 12 October 2017

3. Response from Queen's Park Community Council, dated 19 October 2017
4. Response from Highways Officer, dated 27 September 2017
5. Response from Cleansing Officer, dated 09 October 2017
6. Letter from occupier of 18, Ilbert Street, dated 26 September 2017
7. Letter from occupier of 14 Ilbert Street, Queens Park, dated 28 September 2017
8. Letter from occupier of 70 Lothrop Street, London, dated 10 October 2017
9. Letter from occupier of 161, London, dated 11 October 2017
10. Letter from occupier of Flat 229, Dibdin House, Maida Vale, dated 11 October 2017
11. Letter from occupier of 67 sixth Ave, London, dated 4 October 2017
12. Letter from occupier of 76 Sixth Avenue, London, dated 4 October 2017
13. Letter from occupier of 67 Sixth Avenue, London, dated 3 October 2017
14. Letter from occupier of 97 Oliphant St, London, dated 9 October 2017
15. Letter from occupier of 99 Eleanor Road, London, dated 10 October 2017
16. Letter from occupier of 41 Yerbury road, london, dated 10 October 2017
17. Letter from occupier of 1 Grace Jones Close, London, dated 10 October 2017
18. Letter from occupier of Carlow House, Carlow Street, dated 10 October 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: KIMBERLEY DAVIES BY EMAIL AT kdavies1@westminster.gov.uk.

10. KEY DRAWINGS

cyclehoop

www.cyclehoop.com

✉ info@cyclehoop.com

☎ 0208 699 1338

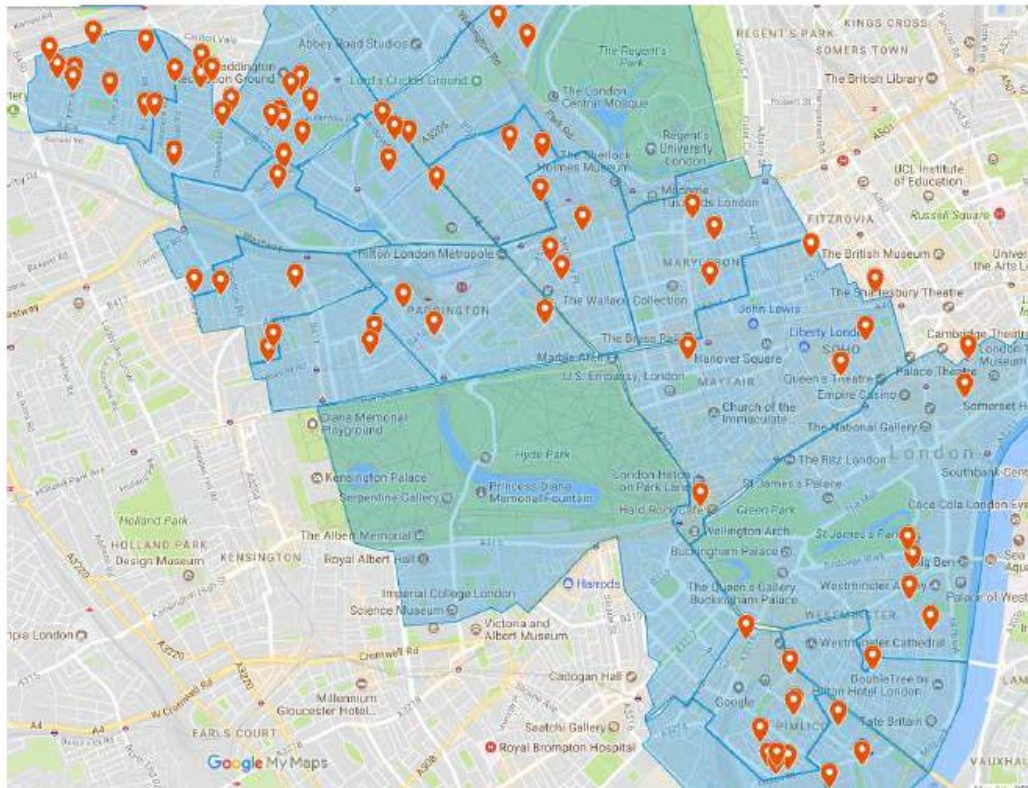
Bikehangar Demand in LB Westminster

- Total number of requests for Bikehangar cycle parking (2014-2017): 80 residents
- Number of Bikehangars which this demand equates to: 13 Bikehangars **
- Ward with the highest number of requests: Queens Park War (10 residents)
- Wards without any requests: Abby Road Ward, Churchill Ward, Knightsbridge & Belgravia Ward
- See table page 2 for the total breakdown of Bikehangar demand per ward.

Notes

**This calculation is made on basis of demand per ward (given a Bikehangar provides space for 6 bikes).

Typically, London Boroughs carry out consultations on streets for which we have evidence of demand from 3 or more residents within 100-200 meters walking distance.



Bikehangars 929 & 930, Illbert Street, Westminster

£ 72 per year

Bikehangar in
18 Illbert Street, London, London, Westminster

Full - Apply for Waiting List

add to favorites



Full ▾

Property Address

Address: 18 Illbert Street, London
Zip: W10 4QJ

City: London
Country: United Kingdom

Area: Westminster

Property Details

Property Id : 40350
Total Spaces: 12

Price: £ 72 per year
Available Spaces: 0

Deposit: 25

Property Features

Full - Apply for Waiting List

DRAFT DECISION LETTER

Address: 18 Ilbert Street, London, W10 4QJ

Proposal: Variation of Condition 3 of planning permission dated 31 January 2017 (RN: 16/09622/COFUL) for the installation of two covered bicycle stores on the public highway outside No.18 Ilbert Street. NAMELY, to allow the bike stores to remain on the highway until 31 January 2019.

Reference: 17/08223/COFUL

Plan Nos: Application Form and Information from Cycle Hoop.

Case Officer: Frederica Cooney

Direct Tel. No. 020 7641 7802

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 The bicycle storage hangar can remain on the public highway until 31 January 2019. After that you must remove it and return the public highway land to its previous condition. (C03CA)

Reason:

The bicycle storage hangar should not remain for a longer period because it has not been demonstrated that the public benefit of providing cycle parking in this location outweighs harm that the structure causes to character and appearance of the Queens Park Estate Conservation Area. Further, we cannot give you permanent permission as the area in question is, and is intended to remain, public highway and Section 130 (1) of the Highways Act 1980 states that "It is the duty of the highway authority to assert and protect the rights of the public to the use and enjoyment of any highway for which they are the highway authority". The proposed structure would be contrary to Policy DES1, DES7 and DES9 in the Unitary Development Plan we adopted in January 2007 and Policies S25 and S28 in Westminster's City Plan that we adopted in November 2016. We also need to assess the effect of this activity regularly to make sure it meets S41 of Westminster's City Plan (November 2016) and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. For the above reasons, and not because this is seen a form of trial period, we can therefore only grant a temporary permission.

- 4 The bicycle hangar structure shall be painted or otherwise finished in a black colour prior to its use and thereafter permanently maintained in that colour.

Reason:

To make sure that the appearance of the structure is suitable and to limit its impact on the character and appearance of this part of the Queens Park Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 7 and DES 9 in the 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.

Item No.
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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.