

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 28 February 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved West End	
Subject of Report	Eastcastle Street, London		
Proposal	Installation on the carriageway adjacent to 46 - 49 Eastcastle Street of a Cycle Hire docking station, containing a maximum of 26 docking points for scheme cycles plus a terminal.		
Agent	Catherine Larmouth		
On behalf of	Transport for London		
Registered Number	15/11542/FULL	Date amended/ completed	11 December 2015
Date Application Received	11 December 2015		
Historic Building Grade	Unlisted		
Conservation Area	East Marylebone		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

The application site comprises an area of carriageway on the south side of Eastcastle Street, close to the junction with Great Titchfield Street. The site is located within the East Marylebone Conservation Area and the Core Central Activities Zone (Core CAZ). There are a number of residential properties on the upper floors on the opposite side of Eastcastle Street at Nos. 39 - 42.

Permission is sought to erect a TfL Cycle Hire docking station comprising a maximum of 26 docking points for scheme cycles plus a terminal. If granted, the docking station will form part of a network of over 800 docking stations situated every 300 to 500 metres in London.

The application has been twice amended. Firstly, to relocate the terminal from the western to the eastern end of the docking station in order to address a concern of a neighbouring business that the docking station would obscure views of this gallery. Secondly, to reduce the length of the docking station from 24.5m to 21.5m (and corresponding reduction in the docking points from 30 to 26). Along with the reduction in the length of double yellow line at the junction of Eastcastle Street and Great Titchfield Street, this amendment would enable the retention of a section of single yellow line measuring 8.6m which would be suitable for a long wheel base van to load. This amendment sought to address the concerns of the City Council's Parking Team.

The site is currently occupied by a single yellow line where parking is prohibited between 08.30 and 18.30 (Monday to Saturday). Loading is permissible at any time.

The occupier of the neighbouring business at No. 46 Eastcastle Street (in use as a gallery) has objected to the loss of the loading facility directly in front of their business and to the loss of evening and Sunday car parking which could be used by customers of the gallery. City Plan Policy S14 outlines how the City Council will support and provide for sustainable transport options and will reduce reliance on private motor vehicles. The proposal will clearly support a successful scheme that allows sustainable transport options for residents and visitors to this part of the City. For this reason, the objection to the proposal on loss of car parking grounds cannot be supported. Furthermore, there is already a dedicated service bay very close to the application site on the east side of Great Titchfield Street which could be used for servicing the gallery. The benefit of promoting sustainable transport options is considered to outweigh the very slightly less convenient location of loading for this gallery. Furthermore, the applicant has amended the scheme to address the concerns of the neighbouring gallery to retain a section of single yellow line that would be suitable for a long wheel base van to load.

The Highways Planning Manager has no objection to the proposal but requests that an informative is added to the decision letter reminding the applicant that the alterations to the parking / loading restrictions will need to go through the Traffic Order making process and there may be objections.

The remaining objections from the neighbouring business are also considered to be unsustainable as:

- The docking station will not take up any of the available pavement width as it is located on the carriageway.
- The docking station will not obscure the shopfront of the gallery which will still be visible from the adjacent pavement.
- The location on a one-direction road is not an impediment to the installation of a docking station.

There is no objection to the proposal in terms of its impact upon the neighbouring street trees from the Arboricultural Manager.

Whilst there are some local residential properties, the site's location the Core CAZ and the fact that the area could be used for car parking anyway, means that it is not considered that the noise generated by the docking station will be harmful to residential amenity. Conditions controlling the hours that the docking stations can be cleaned and redistribution can take place are not considered to be necessary in this instance.

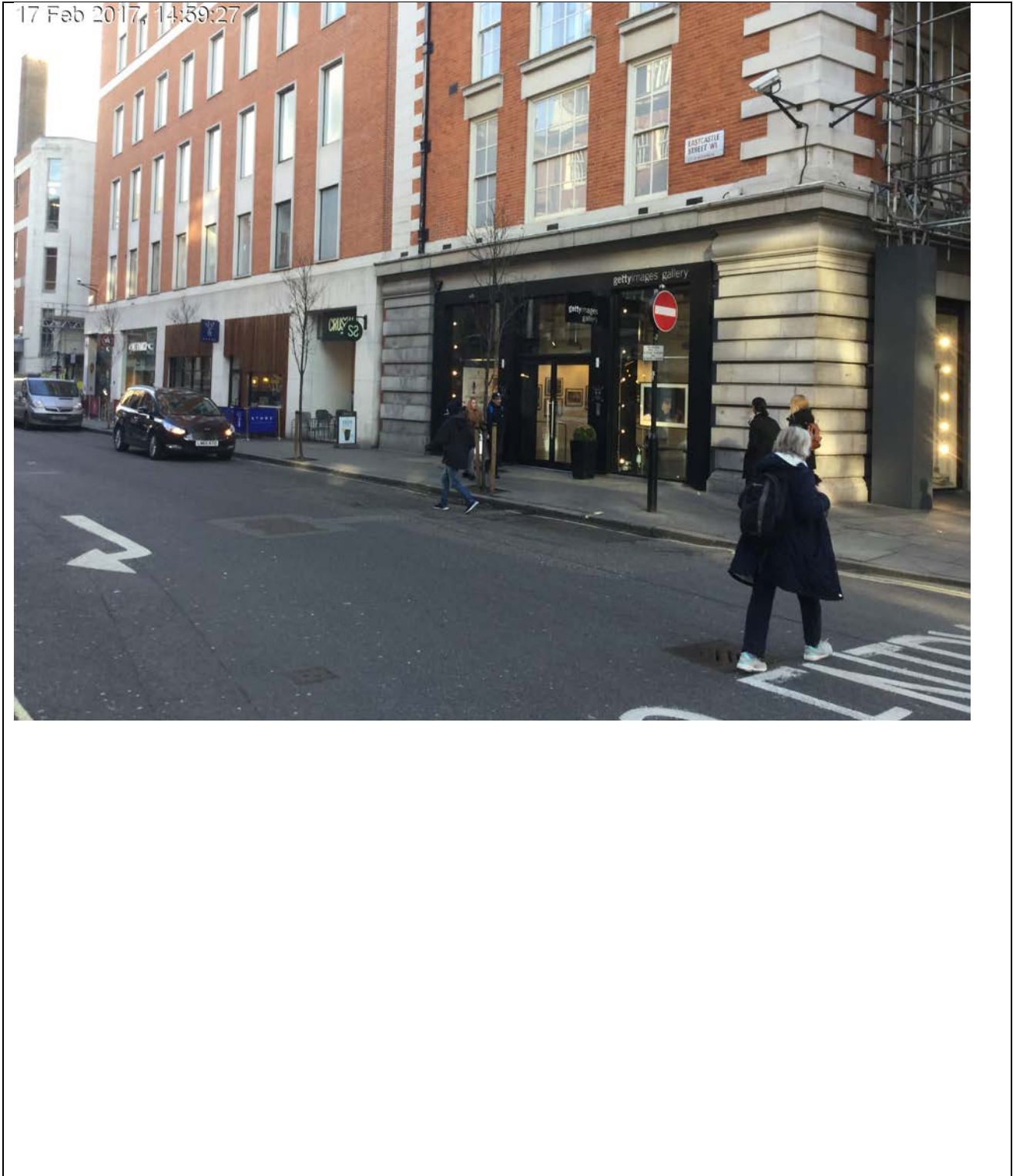
The public benefits of the scheme clearly outweigh the concerns of the occupants of the neighbouring gallery. For these reasons it is recommended that permission be granted.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

FITZROVIA NEIGHBOURHOOD ASSOCIATION - No response.

HIGHWAYS PLANNING - No objection.

CLEANSING - No objection.

ARBORICULTURAL MANAGER - No objection.

ADJOINING OWNERS / OCCUPIERS

No. of original consultees: 121

No. responses : 2 from the occupiers of the adjacent gallery at No. 46 Eastcastle Street both objecting on the following grounds:

- The one-way system operating on Eastcastle St and in the nearby vicinity will cause confusion amongst cyclists and encourage dangerous behaviour as cyclists break rules and take risks in trying to find their destinations.
- The docking station will obscure the passageway into and view of the adjacent gallery which will be bad for business.
- The proposed location of the docking station will cause inconvenience and aggravation as guests to the gallery and cyclists are forced to battle for footpath space.
- The proposed location of the docking station will prevent vehicles loading and unloading large exhibits for the adjacent gallery.
- Eastcastle Street is a major thorough fair with heavy traffic flow which regularly grinds to a halt, addition blockage of any sort will only worsen matters.
- Weekend parking is key to local businesses and direct front door access is essential for drop off and client pick up.
- Suggests that the southern part of Great Titchfield Street as a more suitable alternative location.

SITE & PRESS NOTICE - Yes.

6. BACKGROUND PAPERS

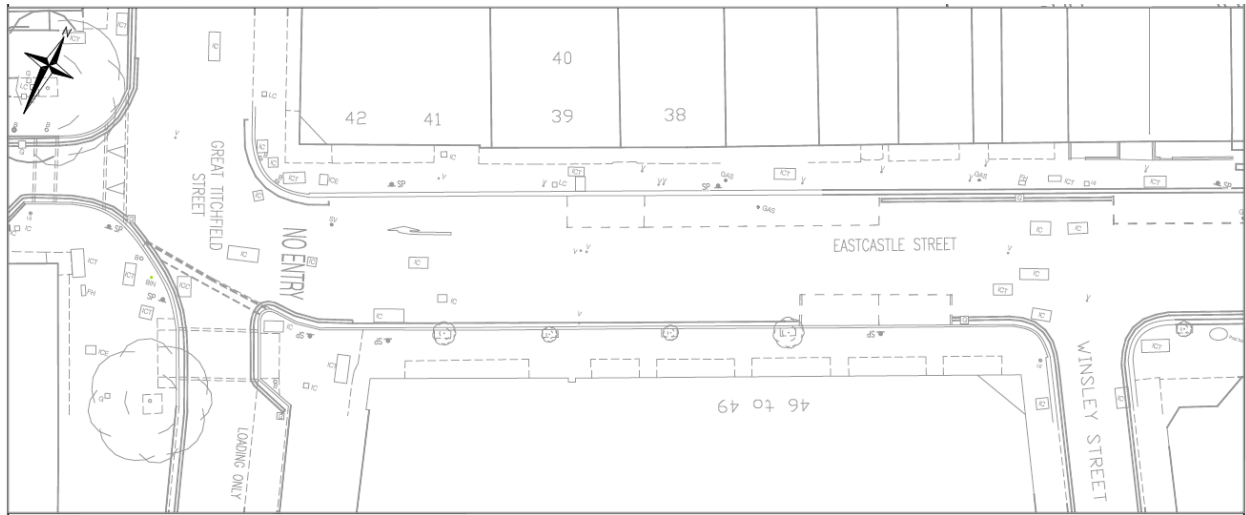
1. Application form
2. Memorandum from the Cleansing Manager, dated 14 January 2016.
3. E-mail from the Arboricultural Manager, dated 11 January 2016.
4. E-mail from the Highways Planning Manager, dated 12 October 2016.
5. Letter from the occupier of 46 Eastcastle Street, dated 8 January 2016
6. Letter from occupier of 46 Eastcastle Street, dated 8 January 2016

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

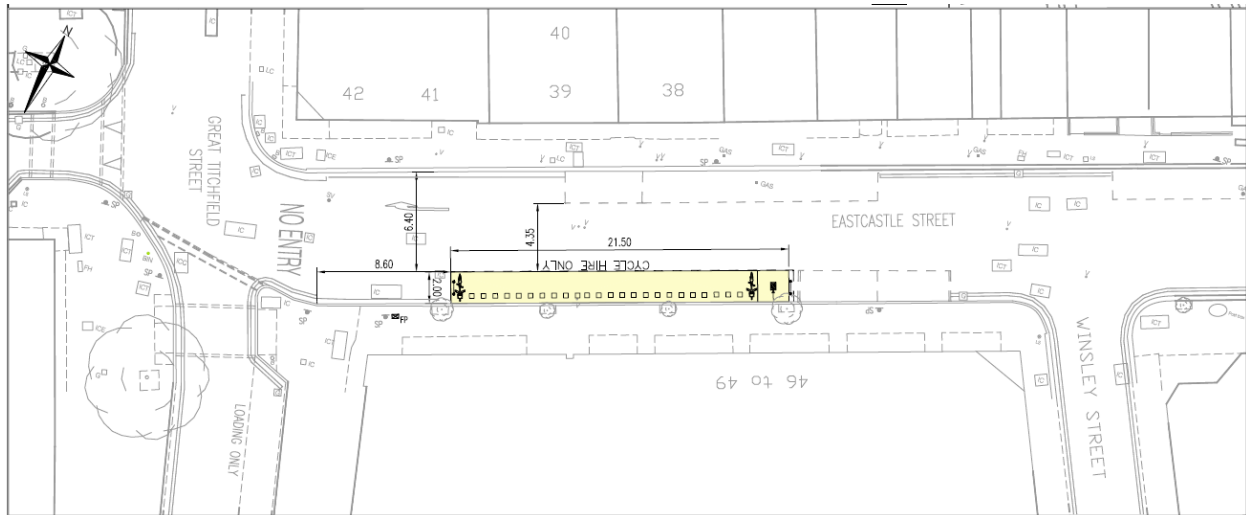
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: MARK HOLLINGTON BY EMAIL AT MHOLLINGTON2@WESTMINSTER.GOV.UK

7. KEY DRAWINGS

Existing arrangement:



Proposed arrangement:



DRAFT DECISION LETTER

Address: Eastcastle Street, London, ,

Proposal: Installation on the carriageway adjacent to 46 - 49 Eastcastle Street of a Cycle Hire docking station, containing a maximum of 26 docking points for scheme cycles plus a terminal.

Reference: 15/11542/FULL

Plan Nos: 01-610182-GA Rev. C, CHS_2_T Rev. 5, CHS_DP_03 Rev. 3, TDE-CW-01-PL Rev. B, TDE-CW-T-PL Rev. B and BS5837:2005 Tree Survey Report, incorporating Arboricultural Implications Assessment and Method Statement (Ref: 01/615233 Version A).

Case Officer: Mark Hollington

Direct Tel. No. 020 7641 2523

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 You must carry out any building work which can be heard at the boundary of the site only; , * between 08.00 and 18.00 Monday to Friday; , * between 08.00 and 13.00 on Saturday; and, * not at all on Sundays, bank holidays and public holidays.; , Noisy work must not take place outside these hours. (C11AA)

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 East Marylebone 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 protect the trees which you are keeping, as shown on drawing 01-610182-GA Rev. C, through carrying out any demolition, site clearance or building work in accordance with the approved method statement. The tree protection must follow the recommendations in section 7 of British Standard BS5837: 2005.

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in STRA 37, DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AB)

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.