

Application ref: 2024/1849/P
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Date: 18 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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planning@camden.gov.uk
www.camden.gov.uk/planning

Broe and Co LLP
66 Haven Way
Newhaven
BN9 9TD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**1no. telephone kiosk outside 148 Southampton Row
London
WC1B 5AG**

Proposal:

Change of use from disused telephone kiosk (Sui Generis) to retail (Class E)
Drawing Nos: Heritage Statement
PL01 Rev A
EX01 Rev A1

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Heritage Statement, PL01 Rev A & EX01 Rev A.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 No paraphernalia, waste (including bins) or any other items associated with the use shall be placed on the adjoining highway at any time.

Reason: To protect the amenity of the surrounding conservation area and in the interests of the safety and efficiency of the highway and the appearance and amenity of the area.

- 5 No vinyl advertising shall be applied to the windows of the kiosk.

Reason: To protect the visual amenity of the Bloomsbury conservation area.

Informative(s):

- 1 Reasons for granting permission:

The proposal is for the change of use from a disused telephone kiosk (Sui Generis) to retail (Class E). The K6 style kiosk is not listed but it is situated within the Bloomsbury conservation area. It is the northerly of two kiosks that are sited together on the pavement outside 148 Southampton Row.

The telephone kiosk is no longer in operation and changing the kiosk to a retail use will assist with its long-term protection and its visual contribution to the conservation area. The kiosk is located in the Central Activities Zone and the Camden Local Plan policies for the town centres (TC1, TC2 and TC4) lend support to the provision of retail commercial uses in the CAZ and Borough's centres in the interests of the function and vitality of the centres. Policy TC5 (Small and independent shops) supports the change of use as it states that the "Council will promote the provision of small shop premises suitable for small and independent businesses".

The pavement in this location is wide and it is considered that the small-scale nature of the retail use due to the physical size of the unit will not result in congestion of the pavement in this location. Subject to certain restrictions, vehicles are able to use Southampton Row for loading and servicing and deliveries could be undertaken without any significant risk to the safety of the highway.

In order to facilitate the operation of the retail use a wheeled modular cabinet will be sited inside the kiosk to provide storage and retail options for the operator. This cabinet will be fully removable and will not be physically attached to the inside of the kiosk. It would not affect the external appearance

of the kiosk.

In order that the retail use does not result in the addition of unwanted advertising within the conservation area, a condition is proposed to restrict the use of vinyl advertising to the glazed panels of the kiosk.

To preserve the visual and pedestrian amenity of the area a condition will be added requiring that no waste, including bins or any other items shall be placed on the adjoining highway at any time, in the interests of the safety and efficiency of the highway and the appearance and amenity of the area.

The characteristic appearance of the telephone kiosk would be preserved and the change of use and minor alterations, including the installation of an internal photovoltaic film on top and internal modular unit would not detract from the overall character or appearance of the kiosk or wider Conservation Area.

In addition to the appearance of the kiosk and the Conservation Area, there would be no harm to the amenity of the area in terms of noise or disturbance, outlook or security.

No neighbour objections were received prior to the determination of the application. Bloomsbury CAAC were consulted but provided no comments.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with Policies A1, D1, D2, TC1, TC2, TC4 and TC5 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 You are advised that the Council's Transport Strategy Team will generally resist the formation of new pavement crossovers if their formation would necessitate an alteration that would be detrimental to an existing Controlled Parking Zone, which would appear to be the case in the circumstances of this site, as the proposed position of the new pavement crossover is in an existing resident's parking bay. It is recommended that you contact the Council's Transport Strategy Team , Camden Town Hall, Argyle Street, London WC1H

8EQ, (tel: 020-7974 5543) or email transportpolicyjobs@camden.gov.uk for further details.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer