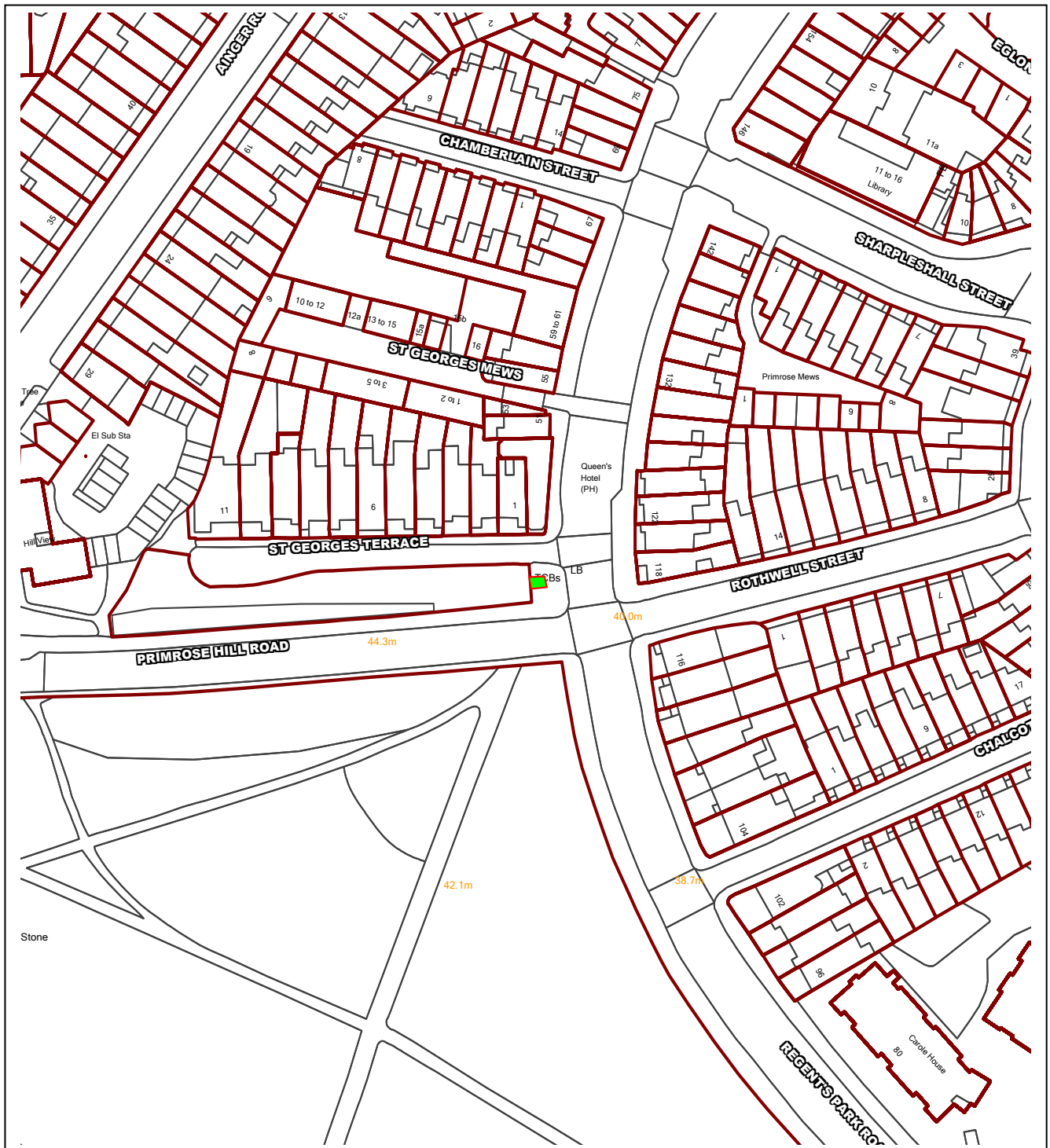


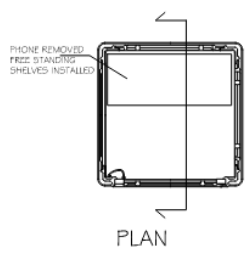
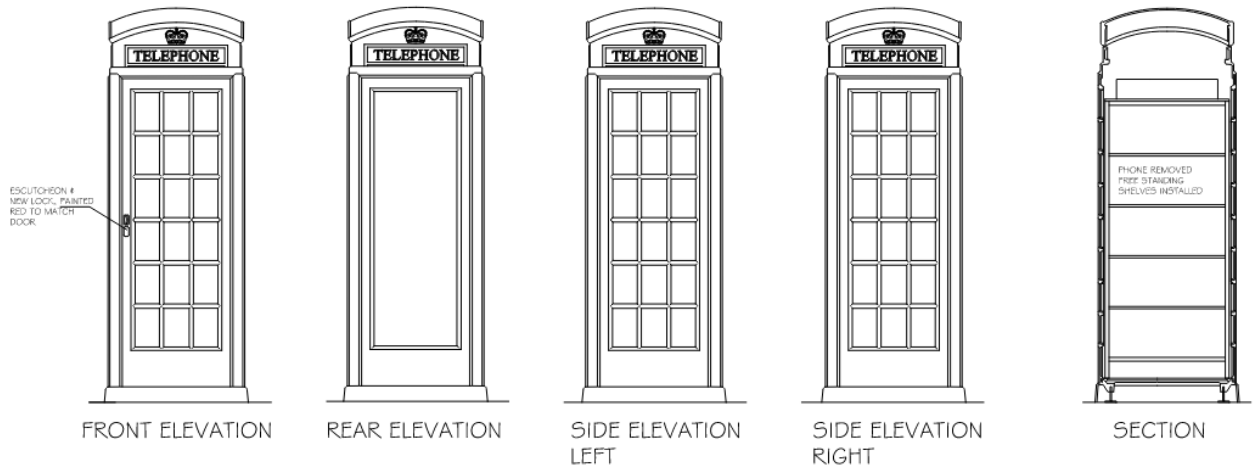
2024/5130/P - BT kiosk 0207725978, Corner of Primrose Hill Road
and Regent's Park Road



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

Photos





NOTES:

1. See also the first sheet of the drawing.
2. The design is for a new building. It is not intended to be used for existing buildings. It is not intended to be used for existing buildings. It is not intended to be used for existing buildings.

KASIA WHITFIELD DESIGN			
www.kasiawhitfield.com			
100 REGENT'S PARK ROAD / PRINCE OF WELLS ROAD LONDON NW1			
PROPOSED ELEVATIONS, SECTION & PLAN			
DATE	BY	SCALE	STATUS
2024.05.25	T. J. (KAS)	1:200	PRELIMINARY
PROJECT	NO. OF SHEETS	SHEET NO.	
BT	3	1	

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	06/02/2025
		N/A / attached		Consultation Expiry Date:	01/02/2025
Officer				Application Number(s)	
Jaspreet Chana				2024/5130/P	
Application Address				Drawing Numbers	
BT kiosk 0207725978 Corner of Primrose Hill Road and Regent's Park Road NW1 8XD				See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Change of use of 1no. BT phone box to 1no.Art & Craft exhibition space for local residents and charity Families4peace at the corner of Primrose Hill Road & Regent's Park Road					
Recommendation:		Grant Conditional Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Three site notice(s) were displayed near to the site on the 08/01/2025 (consultation end date 01/02/2025). The development was also advertised in the local press on the 26/12/2024 (consultation end date 19/01/2025).			
Adjoining Occupiers:	No. of responses	07	No. of objections	07
Summary of consultation responses:	Seven objections were received from neighbouring residents, there objections are summarised below: Use <ul style="list-style-type: none">• They are enjoyed as tourist attractions (popular to take photos near Primrose Hill)• Are part of London history and should be preserved• The box should be locked as they are used as urinals• There is a risk that the box may become a focal point of political activism which would be inappropriate within a residential area.• The use of phone boxes has declined over the years and are used as places for dumping rubbish, toilet, dealing drugs.• Permanent closure is the ideal solution for the boxes which will keep them intact and well maintained as architectural attractions.• Changing the phone boxes to craft displays will destroy the fundamentals of their original purpose. Appearance <ul style="list-style-type: none">• The insertion of shelves and content will compromise the external appearance on the street scene.• The box would be abandoned and reverted to dereliction• Any artwork displayed in the boxes would be a target for vandalism• The boxes were recently re-painted and restored but it wasn't long before they were daubed with graffiti. Other <ul style="list-style-type: none">• Management of the kiosks is not clear; this could lead to abeyance and result in untidy and possible vandalization problem and a magnet for stickers.• The proposal to install a lending library is strange as there is a community library close by. There is no mention of how lending books would work, what will the opening hours be? Who would borrow the books, how its going to function in a high traffic tourist area.• The local community could take over the ownership of the boxes and maintain them.			

	<p><u>Officers' response:</u></p> <ul style="list-style-type: none"> • Please see sections 3 and 4 below. • A maintenance plan has been submitted as part of the design and access statement; the box will be managed by the Families4peace charity. • The box will be used as an art/crafts/decorations exhibition space and not used as a library to exchanges books. • The telephone box will be always locked.
Primrose Hill CAAC:	<p>A letter of objection was received on behalf of the Primrose Hill Conservation Area Advisory Committee. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> • We note that this application is stated to be for planning consent to parallel the listed building consent ref.2024/4208/L granted subject to conditions on 20/11/24. • We advised on the LB application that the maintenance programme should be subject to condition and are grateful that this was agreed by condition. We also welcome the applicant's agreement that the schedule of refurbishment be enforced by condition. • We note that apart from the maintenance of the kiosk it will be kept locked shut. We note that the adjacent kiosk is in use as a phone box. • Subject to the imposition of similar conditions we have no objection to the current planning consent. <p><u>Officers' response:</u></p> <ul style="list-style-type: none"> • Please see sections 3 and 4 below. • A maintenance plan has been submitted as part of the design and access statement; the box will be managed by the Families4peace charity.

Site Description

The existing telephone box is part of a pair of K2 grade II telephone kiosks at junction with Regents Park Road and corner of Primrose Hill Road. There currently is a telephone in the box and has been used only as a telephone kiosk. This application relates to one of the kiosks the other one will remain as a telephone kiosk.

The site is within Primrose Hill Conservation Area.

Relevant History

The planning history for the application site can be summarised as follows:

2024/4208/L: Planning permission was granted on 20/11/2024 for: Change of use of 1no. BT phone box to 1no. art & craft exhibition space.

Relevant policies

National Planning Policy Framework (2024)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **C2** Community Facilities
- **C6** Access for all
- **D1** Design
- **D2** Heritage
- **E1** Economic Development
- **T1** Prioritising walking, cycling and public transport

Camden Planning Guidance:

- CPG Amenity
- CPG Design

Primrose Hill Conservation Area Statement (2000)

Assessment

1. Proposal

1.1. Planning permission is sought for:

- Change of use of 1no. BT phone box to 1no. art & craft exhibition space

2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- Principle of Development
- Design and Heritage

3. Principle of Development

- 3.1. The phone box has not been in use as a phone box for some time. There is very low demand for their use since a huge shift to mobile phone use. Without an alternative viable use, the phone boxes, many of which are listed structures, are likely to remain empty and unattended. The telephone boxes fall under sui generis use and the proposed works involve changing the use to a display of works as an art box (Class F1 b). There are no policies explicitly protecting the historical use as a phone box, however as the proposed change would bring the unused phone box back into use it would be considered acceptable.
- 3.2. This telephone box has previously been granted listed building consent for change of use of 1no. BT phone box to 1no. art & craft exhibition space November 2024. This application is the parallel full planning application applying for the exact same proposal.
- 3.3. Repurposing phone boxes as small local community kiosks can help to support small and independent businesses/charities in line with Local Plan policy E1. The very small scale of the box means it would be disproportionate to apply a stringent sequential test as set out in section 9 of the Local Plan. Nonetheless, the site is in London and an area appropriate for local community use. Concerns were raised about the impact on the telephone box for being open all the time. However, it is confirmed in the applicant's design and access statement that the phone box is to always remain closed, except when the art/craft/decorations are being changed or when the box is being cleaned or refurbished.
- 3.4. The use as a kiosk is likely to attract increased numbers of people, and this can in turn have an impact on amenity and the pedestrian infrastructure. Policy T1 supports high quality footpaths that are wide enough to support the numbers of people that use them. There is the other phone box next to the subject box which will remain as an operating phone box which is open. The pavement is wide in this location, and it is not considered that any conflict with pedestrians or other amenity impacts will arise from any cumulative effect of the two uses operating alongside each other.
- 3.5. Similarly, the scale of the kiosk means amenity impacts from customers, servicing and refuse would be minimal and in line with Local Plan policy A1. A condition would be attached preventing any paraphernalia on the pavement associated with the kiosk. If any structures associated with the new use are erected outside the kiosk the applicant will need to apply for a highways licence for trading which needs to be undertaken separately from the planning process.



Fig.1 – Image showing the telephone kiosk and the pavement in front

4. Design and Heritage

- 4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 (Design) requires that development respects local context and character, comprises details and materials that are of high quality and complement the local character, and that housing provides a high standard of accommodation. Policy D2 (Heritage) states that the council will preserve and where appropriate enhance Camden's heritage assets and their settings.
- 4.2. No external alterations are proposed on the telephone box apart from a lock which is fitted below the existing pull handle on the door. Internally, the existing telephone is to be removed along with the associated equipment and the shell of the phone box is to remain. A plywood and metal shelving unit will be installed to display the artwork/crafts/decoration pieces, and this will be temporary so it can be removed easily. Maintenance of the interior will be carried out weekly, with all waste being collected by the Families4Peace charity team, the door will remain closed at all times, except when the decorations/art/crafts are being changed or when the box is being cleaned or refurbished. A condition is attached to ensure the door remains locked except for the purposes of cleaning, maintenance, or changing the displays. The existing access will remain unaltered. This will ensure that the kiosk is appropriately managed and maintained, in accordance with its heritage and social value.
- 4.3. The proposed use would maintain the telephone kiosk's original identity and appearance but will be changing it into a new local community use, whereby Familiesbypeace charity supporting refugees and at-risk members create art/craft pieces which they would exhibit in the phone box, highlighting the positive contributions they are making to the local community. By bringing telephone box back into use, the kiosk is more likely to be maintained, will be fully refurbished every two years as stated within the design and access statement, this will be secured via condition. The proposal will put the kiosk to a viable use consistent with its conservation in line with the National Planning Policy Framework.
- 4.4. The setting of the nearby listed buildings (1-11 St Georges Terrace) in the area including adjacent telephone kiosk, which is also grade II listed, along with the urban environment and its associated activity, is a normal part of the setting, and the character of this part of the Conservation Area. As such, the minimal alterations to the appearance of the kiosk, and the additional activity of the change of use is considered to preserve its setting in line with Local Plan policy D2, and the significance and settings of the other designated assets in the area.
- 4.5. The proposal would preserve the character and appearance of the conservation area overall. It would also preserve the special architectural and historic interest of the listed buildings and their setting. The council has given special regard to the desirability of preserving the character and appearance of the Conservation Area, the listed buildings, their setting, and their features of special architectural and historic interest.

5. Conclusion

- 5.1. As such, the proposal is in general accordance with policies A1, D1, D2, C2, C6, E1 and T1 of the Camden Local 2017, as well as the National Planning Policy Framework 2024 and the London Plan 2021.

6. Recommendation

- 6.1. Grant conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17th March 2025, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2024/5130/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 13 March 2025

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

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

Kasia Whitfield Design
Flat 12
Chesterfield House
120 Chesterfield Road
Bristol
BS6 5DU
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

BT kiosk 0207725978

**Corner of Primrose Hill Road and Regent's Park Road
NW1 8XD**

DECISION

Proposal:

Change of use of 1no. BT phone box to 1no. Art & Craft exhibition space for local residents and charity Families4peace at the corner of Primrose Hill Road & Regent's Park Road

Drawing Nos: 1, 2, 3, 5, Proposed Elevation, Design & Access/Heritage Statement

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: 1, 2, 3, 5, Proposed Elevation, Design & Access/Heritage Statement

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

- 3 No tables, chairs, litter bins, A-boards or other paraphernalia associated with the use, shall be placed on the public highway near the kiosk.

Reason: To safeguard the appearance of the immediate area and enable free pedestrian movement in accordance with policies A1, C6, D1, D2 and T1 of the Camden Local Plan 2017.

- 4 The telephone box shall be maintained in accordance with the details given in the Design & Access/Heritage Statement (August 2024). It shall remain locked except for the purposes of cleaning, maintenance or for changing displays.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 3 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.

- 4 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a "Biodiversity Gain Site".
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).

- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

5 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer