

Application ref: 2025/0863/P  
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Date: 1 May 2025

**Development Management**  
Regeneration and Planning  
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Dalcour Maclaren  
30b The Courtyard  
Galgorm Castle  
Ballymena  
BT42 1HL  
United Kingdom

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**Outside Victory House  
Kingsway (Opposite Wild Court)  
London  
WC2B 6EX**

Proposal: Removal of an existing InLink Unit, and the deployment of a replacement Street Hub 3 unit

Drawing Nos: Planning Design and Access Statement, 24007221\_PLN\_SI\_2.1, 24007221\_PLN\_EL\_3.1, 24007221\_PLN\_LOC\_1.1, BT Street Hub Unit Dimensions, Street Hubs Beyond Connection, Street Hub Anti-Social Behaviour Management Plan V3.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### Reason(s) for Refusal

- 1 The proposed Street Hub, by reason of its location, size and detailed design, would add harmful visual clutter and detract from the character and appearance of the street scene and the Kingsway conservation area, contrary to policies D1 (Design), D2 (Heritage) and D4 (Advertisement) of the Camden Local Plan 2017.
- 2 The proposed Street Hub, by virtue of its location, size and detailed design, and adding unnecessary street clutter, would reduce the amount of useable,

unobstructed footway, which would be detrimental to the quality of the public realm, cause harm to highway safety and hinder pedestrian movement and have a detrimental impact on the promotion of walking as an alternative to motorised transport, contrary to policies G1 (Delivery and location of growth), A1 (Managing the impact of development), C6 (Access for all) and T1 (Prioritising walking, cycling and public transport) of the Camden Local Plan 2017.

- 3 The proposed Street Hub, by virtue of its inappropriate siting, size and design, would fail to reduce opportunities for crime and antisocial behaviour to the detriment of community safety and security, and compromise the safety of those using and servicing the hub, contrary to policy C5 (Safety and Security) of the Camden Local Plan 2017.
- 4 In the absence of a legal agreement to secure a maintenance plan for the proposed Street Hub, the proposal would be detrimental to the quality of the public realm, and detract from the character and appearance of the streetscene, contrary to policies D1 (Design), G1 (Delivery and location of growth), A1 (Managing the impact of development), C6 (Access for all) and T1 (Prioritising walking, cycling and public transport) of the London Borough of Camden Local Plan 2017, and policies 2 (Design & character).

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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>.

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