

Delegated Report		Analysis sheet		Expiry Date:		16/11/2012	
		N/A		Consultation Expiry Date:		20/11/2012	
Officer				Application Number(s)			
Gideon Whittingham				2012/5804/P			
Application Address				Drawing Numbers			
Pavement alongside 102 Camley Street London N1C 4PF				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Installation of 1 x telecommunications equipment cabinet on the public footpath.							
Recommendation:		Prior Approval Required - Approval Given					
Application Type:		GPDO Prior Approval Determination					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 02/11/2012. No response has been received to date.					
CAAC/Local groups comments:		-The Regents Canal CAAC were formally consulted. No response has been received to date. -Transport for London were formally consulted and made no comment.					

Site Description

The pavement site falls within the Regents Canal Conservation Area. It is located on the east side of Camley Street. The pavement site is located adjacent to the western boundary of No.102 Camley Street. There are no listed buildings in close proximity.

Relevant History

A number of identical cabinets have been considered at:

- Various locations around Hampstead in January 2011 (including 2010/6518/P, 2010/6675/P, 2010/6506, 2010/6511/P, 2010/6563/P, 2010/6500/P, 2010/6492/P, 2010/6539/P & 2010/6645/P) while two others were refused (2010/6525/P & 2010/6523/P) on grounds of detrimental impact to the setting of a listed building or/and the character and appearance of the street scene;
- Various locations in Gospel Oak, Canteloves and Highgate on 21 March 2011 (including 2011/0674/P, 2011/0647/P, 2011/0672/P, 2011/0629/P, 2011/0668/P, 2011/0664/P, 2011/0633/P, 2011/0636/P).
- Various locations in Canteloves and Kentish Town on 1 April 2011 (including 2011/0693, 2011/0687, 2011/0675, 2011/0695)
- Various locations in Rochester, Inkerman and Jeffrey's St CA's on 5 July 2011 (2011/2198/P, 2011/2324/P, 2011/2327/P)
- Various location in Mansfield and Kentish Town conservation areas in October and November 2011 (2011/4761/P refused, 2011/4763/P approved, 2011/4635/P refused).

Relevant policies

LDF Core Strategy and Development Policies 2010

Core Strategy:

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

DP17 (Walking, cycling and public transport)

DP21 (Development connecting to the highway network)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011: CPG1 Design; CPG6 Amenity;

Camden Streetscape Design Manual (published 2000)

Regents Canal Conservation Area Statement (2008)

National Planning Policy Framework (March 2012)

Assessment

1. Proposal

1.1 GPDO prior approval is sought for the installation of a telecommunications cabinet. The Town and Country Planning (General Permitted Development) Order (GPDO) 1995 sets out the details of the types of developments for which planning permission is 'deemed' to be granted, more commonly known as 'permitted development'. Much of the work carried out by a telecommunications operator will be permitted development under Part 24 of Schedule 2 of the GPDO (1995). The proposed works fall under the criteria for assessment under Part 24 by virtue of the proposed cabinet's height and cubic content. The applicant has submitted detailed plans and specifications and thus the only issues to which the Council can raise objections to are those relating to siting and design. It is not possible to raise objections on any other grounds. A decision has to be made within 56 days of the application's receipt, i.e., by the expiry dates referred to above, otherwise the applicants have deemed approval by default according to GPDO legislation

1.2 The applicant (BT Openreach) are rolling out a series of new cabinets within each of their telephone exchange areas that will be used to provide high-speed broadband services in the exchange area ('Super Fast Fibre Access'). The proposed cabinets are in addition to the existing BT Cabinets, whereby the existing cabinets shall remain. In order to provide the broadband services proposed, each new cabinet will be supplied by fibre optic cables. Each new cabinet will then be linked to an existing BT cabinet and the existing distribution system from the existing cabinet will be used to supply homes and customers' premises. In this regard, each new cabinet proposed needs to be located within close proximity of an existing BT cabinet, whereby they cannot be located more than 50m apart.

1.3 The submitted drawings suggest the proposed cabinets shall be 1.4 in height, 0.7m in width and 0.4m in depth.

2. Impact on the wider conservation area:

2.1 The pavement to the east side of Camley Street is approximately 2.85m in width. Due to its industrial context and low pedestrian footfall, very few elements are located on the pavement, other than bollards and lampposts. The proposed cabinet would be located on the back edge of the pavement, set within a recess abutting the western boundary railings to No.102 Camley Road. The unit would be connected, underneath the highway, with an existing cabinet located on the west side of Camley Street. Given the industrial context, recessed location and utilitarian design, it is considered the proposed cabinet would preserve the character and appearance of this part of the Regents Canal Conservation Area.

3. Transport

3.1 Pedestrian flows are not considered to be affected by the cabinet as the pavement at this point is presently 2.85m wide. The proposed cabinet has a depth of 0.4m and, using other recently installed cabinets as examples, it is considered that it is likely to be installed with a gap between the cabinet and the western boundary railings to No.102 Camley Road of approximately 0.1m. The resultant 'clear footway' in front of the cabinet is therefore likely to be around 2.3m, which is considered acceptable.

4. Amenity

4.1 The proposed cabinet is not considered to impinge on any amenity issues such as privacy, outlook, noise, or sunlight and daylight.

Recommendation: Prior Approval Required - Approval Given

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