

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>13/03/2012</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Neil Zaayman				2012/0378/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
O/S 12 Lancaster Drive London NW3 4HA				Site Location Plan and 3 x A4 drawings/images			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Installation of 1x BT equipment cabinet on the footway							
<b>Recommendation(s):</b>		Prior approval required - approval given.					
<b>Application Type:</b>		GPDO Prior Approval Determination					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>12</b>	No. of responses	<b>02</b>	No. of objections	<b>01</b>
				No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		<p>Site notice displayed from 30/01/2012 until 20/02/2012. Advertised in the Ham and High Newspaper from 02/02/2012 until 23/02/2012.</p> <p>12 Letters were sent to neighbouring properties with 1 letter of representation received, raising objections in respect of the following:</p> <ul style="list-style-type: none"> <li>- the works have already been carried out</li> <li>- the cabinet is large in size</li> <li>- the cabinet is very close to No. 12's gate and in front of the hedge.</li> </ul>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<b>Belsize CAAC:</b> No objection but commented on the fact that the application is retrospective.					

### **Site Description**

The application site relates to the back edge of the public highway used as pavement in front of No. 12 Lancaster Drive. The site falls within the Belsize Park conservation area.

### **Relevant History**

None relevant to this site. A similar application was approved in 2010 in front of No. 8 Lancaster Drive (Planning Ref: 2010/6522/P).

### **Relevant policies**

**The Town and Country Planning (General Permitted Development) Order (GDPO) 1995**

#### **LDF Core Strategy and Development Policies**

##### **LDF Core Strategy**

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

##### **Development Policies**

DP17- walking etc

DP21- development connecting to highway

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

##### **Camden Planning Guidance 2011**

## Assessment

### Proposal:

GPDO prior approval is sought for a telecommunications (DSLAM) cabinet to be installed at the back edge of the pavement on Lancaster Drive. The box would be finished in dark green and would be 1.6m tall, 1.2m wide and 0.45m deep. It would be installed at the back of the pavement and set approx 200mm from the front boundary wall of no. 12 Lancaster Drive.

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 because of its limited height and cubic content. The applicant has submitted detailed plans and specifications and thus the only issues to which the Council can raise objections are those relating to siting and design.

### Design and siting:

Whilst the cabinet would be tall and would be located in a Conservation Area, it would be in a relatively low-key position and would not compete with other nearby items of street furniture. By virtue of its position at the back edge of the pavement adjoining a front boundary wall (with a dense hedge), the cabinet would not be a visually prominent or obtrusive feature in the streetscape. It would be painted dark green and styled similarly to other standard pavement cabinets: as a result no issues regarding detailed design are raised.

A similar proposal was approved in 2010 (Ref: 2010/6522/P) in front of No. 8 Lancaster Drive. The applicant confirmed that this current application is a re-planned location of that permission as the installation in front of No. 8 could not proceed due to civil matters which could not be resolved. In addition, the "existing junction box" as indicated on the proposed drawings is underground and therefore not visible in the street scene. The proposal is therefore not considered to result in excessive clutter of street furniture on Lancaster Drive.

Pedestrian flows are not considered to be affected by the cabinet as it would be located away from entrances to properties and would retain a pavement width of circa 1.8m following its installation. This complies with Camden's Streetscape Design Manual recommendations for minimum pavement widths.

Due to the size and location of the cabinet it is considered that the works would not have a detrimental impact on the amenity of neighbouring occupiers with regard to sunlight, daylight, outlook and privacy.

### Recommendation:

Grant Prior Approval under Part 24, Schedule 2 of the General Permitted Development Order (1995).

## DISCLAIMER

**Decision route to be decided by nominated members on Monday 5<sup>th</sup> March 2012. For further information see**

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>