

Delegated Report		Analysis sheet		Expiry Date:	04/11/2011	
		N/A / attached		Consultation Expiry Date:	14/10/2011	
Officer			Application Number(s)			
Amanda Peck			2011/4677			
Application Address			Drawing Numbers			
Bartholomew Road Side of 75 Caversham Road London NW5 2 DR			Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Installation of 1 x BT equipment cabinet						
Recommendation(s):		Approve				
Application Type:		GPDO Prior Approval Determination				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation response:	A site notice was displayed on 23 September expiring on 14 October and a press notice was in place between 29 September and 20 October. No comments have been received.					
CAAC/Local groups comments:	No comments received.					

Site Description

This is a pavement site in the Canteloves Ward, within the Bartholomew Estate Conservation Area. It is located on the south side pavement of Bartholomew Road, adjacent to No. 75 Caversham Road close to the junction of Bartholomew Road and Caversham Road.

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,

Application site

- April 2011 - 2011/0693/P - Pavement on Bartholomew Road, outside side of 77 Caversham Road. Permission was granted for a cabinet on the opposite side of Bartholomew Road but due to installation issues BT have had to look for another location for this cabinet.

Relevant policies

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

LDF Core Strategy

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS11 – Promoting sustainable and efficient travel

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

Bartholomew Estate Conservation Area Statement

Streetscape Design Manual

Assessment

Proposal

GPDO prior approval is sought for a telecommunications (DSLAM) 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 because of the cabinet's 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 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.

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 and the existing cabinets will 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 needs to be located within close proximity of an existing BT cabinet (they cannot be located more than 50m apart).

The dimensions of the proposed cabinets are 1.6m tall, 1.2m long and 0.45m deep.

Assessment

Design

An existing smaller cabinet is located nearby approximately 2m away. The new cabinet would be positioned against the side elevation of 75 Caversham Road, aligned with the existing cabinet. The site is within a conservation area and there are no listed buildings nearby.

The cabinet is flanked the side elevation of the property and is located at the back edge of the pavement. Given this context, the cabinet is not considered to be obtrusive in terms of its siting in relation to purely design matters. Whilst the design is utilitarian it is not considered to have a

detrimental impact on the character or appearance of the conservation area. Therefore no design issues are raised regarding proposed cabinet.

Transport

Policy DP21 (g) and (h) states that work affecting highways address the needs of wheelchair users, other people with mobility difficulties and other vulnerable users, should avoid causing harm to highway safety or hindering pedestrian movement and avoid unnecessary street clutter. At paragraph 21.12 it states that it is important that development does not hinder pedestrian movement, and that the Council will not support proposals that involve the provision of additional street furniture that is not of benefit to highway users. At paragraph 21.13 reference is made to Camden's Streetscape Design Manual. CPG7 (transport) states at paragraph 8.9 that footways should be wide enough for two people using wheelchairs or prams to pass each other and reference is made to Camden's Streetscape Design Manual with regard to minimum widths for different kinds of footways. Camden's Streetscape Design Manual states that a 'clear footway' (not the distance from kerb to boundary wall but the unobstructed pathway width within the footway) should be a minimum of 1.8m for two adults passing.

Pedestrian flows are not considered to be affected by the cabinet. The existing pavement width is approximately 3m and there are no other obstructions at this point. A pavement width of between 2.4 and 2.55m is maintained in front of the cabinet (depending on how far the cabinet is located from the wall which it abuts), which complies with the Camden's Streetscape Design Manual recommendations for minimum clear footways..

Amenity

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

Recommendation:

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

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