

Delegated Report		Analysis sheet		Expiry Date:		30/09/2011	
		N/A		Consultation Expiry Date:		22/09/2011	
Officer				Application Number(s)			
Jenna Litherland				2011/4106/P			
Application Address				Drawing Numbers			
Pavement outside 194 Goldhurst Terrace London NW6 3HN				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of 1 x BT cabinet on pavement.							
Recommendation(s):		Grant prior approval					
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 responses:		Site notice displayed from 24/08/2011 until 14/09/2011. Advertised in the Ham and High Newspaper 01/09/2011. No representations received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

This is a pavement site located on the north side of Goldhurst Terrace. It lies within South Hampstead Conservation Area.

Relevant History

None relevant

Relevant policies

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

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP17 – Walking, cycling and public transport

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 2006

South Hampstead Conservation Area Appraisal and Management 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 (as amended) 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 Town and Country Planning (General Permitted Development) (amendment) Order 2001. The proposed works fall under the criteria for the works to be permitted development under Part 24 because of the cabinet's limited height and cubic content, however, as the site is within a conservation area the applicant is required to submit plans and specifications of the equipment for a determination as to whether prior approval is required. The Order states that the only issues which the Council can consider in relation to such prior approval applications 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 date referred to above; otherwise the applicants have deemed approval by default according to GPDO legislation.

The applicant (BT Openreach) is 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 customer's 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).

Assessment

The cabinet would be 1.3m tall, 0.8m long and 0.45m deep. The cabinet would be steel and any permission would be conditioned that the cabinet is painted black. The cabinet would be located towards the rear of the footway.

Given the location of the cabinet to the rear of the footway in alignment with the existing cabinet it is not considered to appear overly dominant and would not significantly harm the appearance of the streetscene and the wider conservation area.

The pavement width here is approximately 3m. Pedestrian flows are not considered to be affected by the cabinet. A pavement width of approximately 2.3m would be maintained in front of the cabinet, which complies with the Camden's Streetscape Design Manual recommendations for minimum pavement widths.

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

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