

Delegated Report		Analysis sheet		Expiry Date:		15/07/2011	
(Members Briefing)		N/A		Consultation Expiry Date:		07/07/2011	
Officer				Application Number(s)			
Jenna Litherland				2011/2455/P			
Application Address				Drawing Numbers			
O/S Swiss Cottage Hotel, 4 Adamson Road, London, NW3 3HP				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):		Prior approval required – approval granted					
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	01	No. of objections	01
				No. Electronic	00		
Summary of consultation responses:		<p>Site notice displayed from 09/06/2011 until 30/06/2011. Advertised in the Ham and High Newspaper 05/05/2011.</p> <p>One objection received from 22 Adamson Road on the grounds that:</p> <ul style="list-style-type: none"> the cabinet would harm the appearance of the conservation area. <p>See the main body of the report for the case officer's response.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>Belsize CAAC: Objection</p> <p>Object to the excessive height, width and bulk of the proposal cabinet, which would be detrimental to the character and appearance of the Conservation Area.</p> <p>Object to old cabinets being left in place.</p> <p>See the main body of the report for the case officer's response.</p>					

Site Description

The application site is located on the pavement on Adamson Road at the junction with Eton Avenue that lies to the south. The Swiss Cottage Hotel lies to the east of the site. There are mainly residential properties to the north and south of the site and a mix of public buildings to the west including Hampstead Theatre and Embassy Theatre of University of London Central School of Speech and Drama. The site is within Belsize Conservation Area.

Relevant History

No relevant planning history.

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

Belsize 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 (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 proposed cabinet would be 1.6m tall, 1.2m long and 0.45m deep. The cabinet would be steel with a green finish. The cabinet would be located at the rear of the footway adjacent to the dwarf wall of the Swiss Cottage Hotel, 4 Adamson Road aligning with an existing BT cabinet.

Objections have been received from both the CAAC and a local resident on the grounds that the cabinet will harm the appearance of the conservation area. Given the location of the cabinet to the rear of the footway adjacent to an 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. No design issues are raised regarding its siting.

The pavement width here is approximately 3.1m. Pedestrian flows are not considered to be affected by the cabinet. A pavement width of approximately 2.65m would be maintained in front of the cabinet, which complies with the Camden's Streetscape Design Manual recommendations for minimum pavement widths.

Recommendation: Prior approval required – approval granted

DISCLAIMER

Decision route to be decided by nominated members on Monday 11th July 2011.

For further information see

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