

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>30/03/2011</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>09/03/2011</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Gavin Sexton				2011/0638/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Pavement on Howitt Road outside 65 Glenmore Road, NW3 4DA				Refer to decision notice			
<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 1 x BT equipment cabinet							
<b>Recommendation(s):</b>		Grant prior approval - no objection					
<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>00</b>	No. of responses No. electronic	<b>01</b> <b>00</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>		<p>Site notice was placed. Objection received from resident at 65 Glenmore Road.</p> <p>Two existing unsightly boxes already on this corner Addition of further box would ruin view of prestigious landmark building Existing BT box exceeds height of wall and impacts on hedge – a new box would repeat the same problems</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<p><b>Belsize CAAC</b> object: No clear location for proposed box Inappropriate street furniture Design is flimsy, utilitarian and badly proportioned Olive green is out of character with all elements of CA Rubbish will collect in rear gaps Plinth is not considered and does not integrate with surrounding features.</p>					
<b>Site Description</b>							
The proposed site is on the north corner of Glenmore Road, Howitt Road and Glenilla Road. The site is located at the back of pavement adjacent to the garden fence of 65 Glenmore Road, which is an end of terrace two storey dwelling.							
The site is in the Belsize CA.							
<b>Relevant History</b>							
No relevant history.							
<b>Relevant policies</b>							
<b>The Town and Country Planning (General Permitted Development) Order (GDPO) 1995</b> <b>LDF Core Strategy</b> CS1 Distribution of growth CS5 Managing the impact of growth and development CS14 Promoting high quality places and conserving our heritage DP17 Walking etc DP21 Development connecting to highway DP24 Securing high quality design DP25 Conserving Camden's heritage DP26 Managing the impact <b>Camden Planning Guidance 2006</b> <b>Belsize Conservation Area Statement</b>							

## Assessment

### Proposal

GPDO prior approval is sought for the installation of a DSLAM cabinet at the back edge of the pavement in front of the fence which bounds the rear garden of 65 Glenmore Road. The proposed equipment box would be finished in dark green, at 1.6m tall, 1.2m long and 0.45m deep.

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'. A vast amount 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 to are those relating to siting and design.

Two existing, smaller telecoms box (one identified as PCP box number 28), are located approx 16m from the new DSLAM box close to the junction of Glenmore and Howitt Roads. One of these is located back of pavement and the other adjacent to the kerbside. These two boxes are identified on the submitted plans. A further, smaller box, which is not on the submitted plans, is located a further 16m away around the corner to the East, outside 62 Howitt Road. There are few vantage points from which all three may be viewed, a fact compounded by the dense parking in this area which often screens the longer views of the townscape at kerbside level.

While the new cabinet is tall and the site is within a Conservation Area the cabinet would be located at the back of the pavement, in front of a comparably tall timber fence. The nearby telecoms boxes are all painted black and it is considered appropriate to add a condition that the proposed box be similarly coloured in order to be consistent with established street furniture. Experience of other recently approved and installed cabinets in the borough indicate that the plinth is likely to be minimal and unobtrusive. The boxes themselves are relatively non-descript, robust and appropriately proportioned. No further design issues are raised regarding the design of the proposed cabinet.

Sufficient pavement space would be maintained by its location to ensure that pedestrian flows would not be affected by the cabinet as a pavement width of greater than 1.8m will be maintained in front of the cabinet, which complies with the Camden's Streetscape Design Manual recommendations for minimum pavement widths.

With regard to other amenity issues such as overlooking/privacy, outlook, sunlight and daylight matters, the proposals are not considered to impinge on any of these amenity issues.

### Recommendation

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

### Disclaimer

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