

Delegated Report

Analysis sheet

N/A / attached

Officer	Application Number(s)	Expiry Date:	Consultation Expiry Date:
Amanda Peck	2010/6926/P	04/02/2011	28/01/2011

Application Address	Drawing Numbers
Pavement on Eton Road Outside rear of 1-5 Beaumont Walk London NW3 4SW	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 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: A site notice was displayed between 7 Jan and 28 Jan. No comments were received.

CAAC/Local groups* comments: n/a
*Please Specify

Site Description

This is a pavement site on Eton Road, close to the junction with Adelaide Road and adjacent to the rear/side boundary wall of the flats at 1-5 Beaumont Walk. It is not within a conservation area or near a listed building.

Relevant History

None relevant

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
CS14 – Promoting high quality places and conserving our heritage
Development Policies
DP17- walking etc
DP21- development connecting to highway
DP24 – Securing high quality design
DP26 – Managing the impact of development on occupiers and neighbours

Assessment

Proposal

GPDO prior approval is sought for the installation of 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 series of 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).

The dimensions of the proposed cabinet is 1.6m tall, 1.2m long and 0.45m deep.

Assessment

There are a variety of existing cabinets in the vicinity:

- One on the same side of the road on Eton Road
- Three on the opposite side of the Road adjacent to the side of 68 Adelaide Road;
- Three on Fellows Road to the rear of 68 Adelaide Road.

The proposed cabinet will be flanked by an existing brick wall that is approximately 2m high and will be located at the back edge of the pavement. The site is not within a conservation area and there are no listed buildings nearby.

The proposed cabinet will be flanked by a relatively high brick wall and will be located at the back edge of the pavement. Given this context, the proposed cabinet is not considered to be obtrusive in terms of its siting. It is acknowledged that there are other cabinets in the area, but this new cabinet will be sited on another section of pavement in a discreet location. Therefore no design issues are raised regarding the design of the proposed cabinet.

The cabinet is proposed to be green, given the fact that the other existing cabinets in the area are all black and the proposed cabinet is within an urban location a condition is recommended requiring the cabinet to be given a stippled black finish.

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

Amenity

The proposed cabinet is not considered to impinge on any amenity issues such as privacy, outlook, sunlight and daylight. The cabinet is adjacent to a wall bounding a shared amenity space for the flats and this amenity space is already fully accessible to the public from Adelaide Road. There are therefore not considered to be any security implications from the siting of the cabinet.

Recommendation

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

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