

Delegated Report		Analysis sheet		Expiry Date:		27/05/2009	
		N/A / attached		Consultation Expiry Date:		19/05/2009	
Officer				Application Number(s)			
Jonathan Markwell				2009/1768/P			
Application Address				Drawing Numbers			
outside 72 Russell Square London WC1B 5BA				Please see decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of telephone kiosk on the public highway.							
Recommendation(s):		Prior Approval Required – Approval Refused					
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	01		
Summary of consultation responses:		A site notice was erected on 28/04/2009, expiring on 19/05/2009. A total of one objection was received from an interested party. The basis of this objection is the design of the proposed kiosk. More specifically, this kiosk is identical to one which has already been registered with the Intellectual Property Office under Reg No 4004225; the applicant therefore does not have permission to use this design. This objector also raised comments as to whether the applicant has funds for liabilities in place with Ofcom for their existing and proposed kiosks.					
CAAC/Local groups* comments: <small>*Please Specify</small>		None.					
Site Description							
<p>The application site comprises part of the public pavement outside 72 Russell Square, located on the east side of the road close to the junction with Guilford Street (to the north). 67-73 Russell Square is in retail use at ground floor level (Barclays Bank is located on the junction of Russell Square and Guilford Street) with a hotel on the upper seven floors of the building. Beyond the road, to the west of the application site is Russell Square Gardens, which is a designated area of Public Open Space listed in the London Squares Preservation Act 1931. It is also designated a Garden of Special Historic Interest by English Heritage and a local Site of Nature Conservation Importance by English Nature.</p> <p>Following a site visit undertaken on 27/04/2009, it is confirmed that there are nearby telephone kiosks on the south side of Guilford Street, close to the junction with Russell Square. These are c. 20m from</p>							

the application site and comprise two telephone kiosk and one internet/telephone kiosk.

Although the application site is not located within a conservation area, it is immediately to the east and south of the boundary of Bloomsbury Conservation Area.

Relevant History

There are approximately 13 similar applications for telephone kiosks of an identical nature in various locations (predominantly in the south of the Borough).

Relevant policies

London Borough of Camden Replacement Unitary Development Plan 2006

S1/2 – Sustainable development

SD1c/d – Quality of life – Access for all / Community safety

B1 – General design principles

B5 – Telecommunications

B7 – Conservation areas

N3a – Protecting open space designations

T1a – Sustainable transport development

T3 – Pedestrians and cycling

T12 – Works affecting highways

Camden Planning Guidance 2006

Bloomsbury Conservation Area Statement

Planning Policy Guidance 8: Telecommunications

Assessment

Introduction

GPDO prior approval is sought for the installation of a telephone kiosk on the public pavement outside 72 Russell Square, which is located close to the junction with Guilford Street (to the north of the site).

Part 24 of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2001 permits the Council to only consider matters of siting and appearance in determining GPDO prior approval applications.

The design of the proposed telephone kiosk itself, is a simple, lightweight structure which includes clear polycarbonate (transparent) glass on the side and rear (facing the highway) elevations, supported by metal frames. It will be approximately 1.21m in length and width (although the south side elevation is a narrower 0.9m in width) and 2.46m in height. The east elevation entry point will be of open design.

In terms of visual clutter, the proposed kiosk is located in close proximity to a lamppost and streetsign (to the south of the site) and a tree and a pedestrian crossing with traffic lights (to the north of the site). It is also worthy to note that the proposed kiosk is adjacent to Bloomsbury Conservation Area and Russell Square Gardens, which is designated as a park and garden of special historic interest. Policy N3 guards against development which causes harm to the historic features and setting of such areas. As such, it is considered that the proposed telephone kiosk would add to the existing clutter on the street and would therefore fail to preserve the setting of the adjoining Bloomsbury Conservation Area and Russell Square, to policies B1, B5, B7, N3a and T12 of the Replacement Unitary Development Plan 2006.

Policy T3 states that the Council will only grant planning permission for development that it considers to make satisfactory provisions for pedestrians and cyclists. In assessing development, traffic and highways alterations, Policy T3 requires consideration of improvement to conditions for convenience and safety of pedestrians and cyclists, the walking and cycling environment, including design, access and security. The pavement is fairly wide at the point of the proposed kiosk; however part of the

pavement is a private forecourt area, which has the potential to be obstructed. As a result, the proposed kiosk will reduce the free public footway to a width less than the guideline minimum footway width as per paragraph 31.7 of CPG. This pavement also experiences high pedestrian flows at times and there is existing street clutter in close proximity to the proposed location. It is considered that the proposed structure, as discussed above, would reduce the amount of available footway for pedestrians and lead to additional street clutter on the highway. Therefore the proposed kiosk has a detrimental impact on the pedestrian environment, contrary to Policy T3.

With regards to community safety matters, a number of issues have been raised by the Metropolitan Police Crime Prevention Design Adviser. In particular it has been noted that “telephone kiosks have been a real problem in Camden for many years and we have worked long and hard to get rid of many of them off the streets”. Issues raised are the potential for drug taking, criminal damage, advertising sex workers and being used as a toilet. Furthermore, it is noted that “the additional clutter on the footway can also create problems in terms of street crime and robbery in particular”. Further, the Council’s Projects team have added similar concerns. As such, it is considered that the proposed kiosk, owing to design and the open location, would compromise the safety of those using and servicing the telephone kiosk and encourage criminal activity. The proposed kiosk is therefore contrary to policy SD1d and T3.

Policy SD1c of the UDP notes that all new development is expected to meet the highest standards of access and inclusion. The proposed telephone box has been designed with a flat entry and with a 1.21 metre wide open front to allow access for wheelchair users. The proposal is therefore consistent with policy SD1c.

Recommendation: Prior approval required – approval refused

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