

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	22/05/2009
			<b>Consultation Expiry Date:</b>	19/05/2009
<b>Officer</b>			<b>Application Number(s)</b>	
Jenny Fisher			2009/1767/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
outside 18 Woburn Place London WC1H 0LN			Refer to decision letter	
<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 a telephone kiosk on the public highway.				
<b>Recommendation(s):</b>		Prior Approval Required – Approval Refused		
<b>Application Type:</b>		GPDO Prior Approval Determination		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>02</b>
<b>Summary of consultation responses:</b>	<p>A site notice was displayed on 28/04/2009</p> <p>A letter of objection has been submitted by the owner of the Greek Taverna outside which the phone box would be installed. Objections raised:</p> <ul style="list-style-type: none"> <li>• unusual place to put a phone box;</li> <li>• there were two B.T. phone boxes for years along the pavement, recently one was removed. Suggests it was un-economic to have two as more people have mobiles now. Had a public phone in their premises, no demand so removed;</li> <li>• have tables on forecourt, could be a security problem with people hanging around the phone box;</li> <li>• family restaurant and would not be nice to see prostitutes calling cards on display;</li> <li>• not long ago phone box used by people selling drugs, no surveillance camera near by.</li> </ul> <p>The second objection has been submitted by a representative of Euro Payphone Ltd.</p> <p>Raise a question about Funds for Liabilities. Also object on the grounds that the design of the proposed kiosk is identical to their design which has already been registered with the Intellectual Property Office under Reg No 4004225.</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>						

## Site Description

The kiosk would be installed on the pavement on the east side of Woburn Place close to the junction with Coram Street. The Royal National Hotel is on the opposite side of Woburn Place. The kiosk would be outside a Greek Tavern at ground floor level, upper floors are in residential use. Woburn Place is an extremely busy Central London highway. It is also a busy bus route and experiences high pedestrian flows at most times day and night. The site is not situated within a designated conservation area.

## Relevant History

outside 334/336 Grays Inn Road – design same as proposed for this application (2009/1767).

22 April 2009 2009/1074/P Application refused for the installation of a telephone kiosk on the public highway.

### Reasons for refusal:

1. The proposed telephone kiosk would, by reason of its inappropriate design, size and location, introduce an incongruous feature within the streetscape, add to visual clutter and detract from the character and appearance of the King's Cross Conservation Area, contrary to Policies B1 (General design principles), B5 (Telecommunications) and B7 (Conservation areas) of the London Borough of Camden Unitary Development Plan 2006 and advice within Camden Planning Guidance 2006.

2. The proposed telephone kiosk, by virtue of its inappropriate design and open location would compromise the safety of those using and servicing the telephone kiosk and promote criminal activity, contrary to policy SD1D of the London Borough of Camden Replacement Unitary Development Plan 2006 and advice within Camden Planning Guidance 2006.

## Relevant policies

### **London Borough of Camden Replacement Unitary Development Plan 2006**

S1/2; SD1c/d; B1; B5; T3; T12

**Camden Planning Guidance 2006** designing safer environments; pedestrian movement

**PPG8** Telecommunications

## Assessment

### Proposed

GPDO prior approval for the installation of a telephone kiosk on the pavement.

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 design in determining GPDO prior approval applications. In all cases the Council will consider will request the provider to demonstrate the need for the siting of the new facility. In certain areas of the Borough public call boxes can be seen as crime generators and in these areas the Council will consider impact on crime levels.

### **Siting**

There are currently four telephone boxes within sight of the location of the additional box proposed. One (a traditional red telephone box) is within very close proximity (less than 30m. away) outside 19-29 Woburn Place. The site is on a bus route and consequently there is a large amount of street furniture i.e. bus shelters close by. The Council's Crime Prevention Officer has advised that surveillance is already reduced in the area as a result. Surveillance is further hindered by trees that line the route. Clutter on the footway provides opportunities for street crime and robbery in particular. The telephone kiosk can provide cover for an opportunist thief to select potential victims and then attack as the victim walks by. The Crime Prevention Officer advises the Council that telephone kiosks have created a real problem in Camden for many years. The Police have worked long and hard to remove many of them from the streets. The most common uses for the kiosks are as follows:

- drug taking;
- criminal damage;
- use as a toilet;
- advertising sex workers.

The Crime Prevention Officer asks that none of these activities are given a potential new site. As such, it is considered that the proposed kiosk, owing to design and location, would compromise the safety of those using and servicing the telephone kiosk, pedestrians and promote criminal activity. The proposed kiosk is therefore contrary to policy SD1d and T3.

The distance between the kerb and the shop front of the Taverna is 5m. The width of the proposed telephone kiosk is 1.2m. It would need to be set back from the kerb by 0.2m-0.3m. As a result, there would be 3.5m of available footway space between the edge of the kiosk and the shop front. However this is reduced when tables and chairs are placed on the forecourt of the Taverna. This would reduce the footpath available to pedestrians to approximately 1.9m. Camden Planning Guidance states that the minimum footway width for a busy pedestrian street is 3.0m. Woburn Place is a busy pedestrian street experiencing extremely high pedestrian flows during the day and into the evening when the Taverna forecourt is in use. Insufficient footpath width is considered to impact on the convenience and safety of pedestrians, in particular the needs of wheelchair users and other people with mobility difficulties, the visually impaired and vulnerable users (e.g. the elderly). It is therefore considered that the siting of the proposed telephone kiosk is contrary to UDP policies B5, T3 and T12 and Camden Planning Guidance (designing safer environments) and (pedestrian movement).

### **Design**

The telephone kiosk proposed is a simple, lightweight structure of clear polycarbonate/toughened glass sides and back supported by metal frames painted black. The front, facing away from the kerb, is completely open and 1200mm wide to allow wheelchair access. The width of the left side is 900mm, the right side 1210mm, and 1210mm to the rear. Height is 2460mm, the phone pedestal is affixed to the rear elevation.

As discussed above the proposed kiosk is in a location which already suffers from visual clutter on the highway. It is considered that the proposed telephone kiosk would add to the existing clutter on the

street and would therefore have a detrimental impact on the streetscene contrary to policies B1 and B5 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. It is considered that the proposed structure as discussed above would result in increased visual clutter on the highway and would therefore have a detrimental impact on the pedestrian environment contrary to Policy 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.

**Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613***