

Delegated Report		Analysis sheet		Expiry Date:		27/05/2009	
		N/A / attached		Consultation Expiry Date:		19/05/2009	
Officer				Application Number(s)			
Jonathan Markwell				2009/1774/P			
Application Address				Drawing Numbers			
outside Lion Court 25 Procter Street London WC1V 6NS				Please see decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of a 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	02	No. of objections	02
				No. electronic	02		
Summary of consultation responses:		<p>A site notice was erected on 28/04/2009, expiring on 19/05/2009. A total of two objections were received. One was the occupier of Lion Court, 25 Procter Street.; the other from an interested party.</p> <p>The occupier from Lion Court objects on the basis that there is no need for an additional kiosk (owing to one being located outside the cycle shop on the same side of Procter Street). It is also commented that the kiosk will add additional noise, vandalism and litter.</p> <p>The basis of the objection from the interested party 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.</p>					
CAAC/Local groups* comments:		None.					
*Please Specify							

Site Description

The application site comprises part of the public pavement outside Lion Court, 25 Procter Street. The application site is located on the west side of Procter Street, in-between the junctions with Fisher Street (to the north) and Catton Street (to the south). Lion Court is a five-storey building, with offices located on the upper floors. At ground floor level is Holborn Dental Centre and a beauty salon (Skin). The application site is adjacent to the beauty salon shopfront.

Following a site visit undertaken on 27/04/2009, it is confirmed that there are three trees and two lampposts located along this part of Procter Street. The proposed kiosk will be positioned adjacent to the middle tree. In addition, at the time of the site visit an advertising board for the Dental Centre was positioned on the footway adjacent to the proposed kiosk. It is also noted that there is an existing telephone kiosk located 35m to the south of the application site, also on the west side of Procter Street (between the junctions with Catton Street and High Holborn).

The application site is not located in a conservation area, nor is it located adjacent to any listed buildings.

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

T1A – Sustainable transport development

T3 – Pedestrians and cycling

T12 – Works affecting highways

Camden Planning Guidance 2006

Planning Policy Guidance 8: Telecommunications

Assessment

Introduction

GPDO prior approval is sought for the installation of a telephone kiosk on the public pavement outside Lion Court (25 Procter Street), which is located in between the junctions with Fisher Street and Catton Street.

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 west elevation entry point will be of open design.

In terms of visual clutter, the proposed kiosk is located in close proximity to both a lamppost and trees, as detailed above. 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 character and appearance of the streetscene, contrary to policies B1, 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. The footway is 4.2m in width at this point. The depth of the proposed kiosk is 1.2m; it will also need to be positioned 0.3m from the kerb. As such, the kiosk will protrude into the footway by a minimum 1.5m. Moreover, given the presence of an advertising board adjacent to the proposed kiosk at the time of the site visit, the overall footway width would fall below the minimum 3m width required for busy roads (as noted in paragraph 31.7 of CPG). It is therefore considered that the proposed kiosk 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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