

Delegated Report		Analysis sheet		Expiry Date:		21/05/2009	
		N/A / attached		Consultation Expiry Date:		18/05/2009	
Officer				Application Number(s)			
Elaine Quigley				2009/1029/P			
Application Address				Drawing Numbers			
outside 83 Theobalds Road London WC1X 8TJ				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	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice erected 27/04/2009 expires 18/05/2009. 1 letter received from an interested party raising legal matters relating to telecoms licensing procedures.					
CAAC/Local groups* comments: *Please Specify		Kingsway CAAC raised following comments: <ul style="list-style-type: none"> Why have the kiosk so near the narrow portion of pavement when it becomes much wider? 					

Site Description

The application site is located on the south side of Theobalds Road in close proximity to the junction with Drake Street to the east and Southampton Row to the west and comprises part of the public pavement outside 83 Theobalds Road. No 83 Theobalds Road comprises a two storey building that is occupied by the Cochrane Theatre. The site is within the Kingsway Conservation Area and is approximately 15m from Central St Martins College of Art and Design that is a Grade II* listed building.

Relevant History

There are approximately 12 similar applications for telephone kiosks in various locations that are mainly within 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
B6 – Listed Buildings
B7 – Conservation areas
T3 – Pedestrians and cycling
T12 – Works affecting highways

Camden Planning Guidance 2006

Kingsway Conservation Area Statement

PPG8 Telecommunications

Assessment

Introduction

GPDO prior approval is sought for the installation of a telephone kiosk on the public pavement outside 83 Theobalds Road which is located close to the junction with Drake Street (to the east) and Southampton Row and Vernon Place (to the west).

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 structure is in close proximity to a pedestrian crossing with traffic lights. Adjacent to the crossing are cycle parking stands and railings with a mature tree and light post located immediately adjacent to the proposed structure. Central St Martins College is a Grade II* listed building that is located approximately 15m to the south of the proposed structure. 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 adjacent Grade II* listed building and the Kingsway Conservation Area in which it lies contrary to policies B1, B5, B6, B7 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 in this location is fairly wide; however it does experience high pedestrian flows at times. The pavement itself is relatively uncluttered at this location which improves the amenity for pedestrians. 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 and would therefore have 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 promote 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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