

Delegated Report		Analysis sheet		Expiry Date:		13/09/2007	
		N/A / attached		Consultation Expiry Date:		03/09/2007	
Officer				Application Number(s)			
Joe Purcell				2007/3657/P			
Application Address				Drawing Numbers			
Drake Street (outside University of Westminster) London WC1V 6NY				Site Location Plan 2 Sheets; Detailed Drawings			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of cabin toilet for London Buses personnel on the pavement outside University of Westminster and opposite junction with Red Lion Square.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	02	No. of responses No. electronic	01 00	No. of objections	01	
Summary of consultation responses:	<p>A site notice was displayed on the 13/08/2007, expiring 13/09/2007.</p> <p>1 objection letter was received on behalf of the University of the Arts; the material objections being that:</p> <ul style="list-style-type: none"> the siting of the proposed toilet could jeopardise redevelopment opportunities for the street block, and raise wider public realm issues it will have an adverse impact upon the setting of Red Lion Square 						
Local groups comments:	None received.						
Site Description							
The application site is the pavement located on the Western side Drake Street outside a University of the Arts building and opposite Red Lion Square Gardens. The site is not located within a Conservation Area.							
Relevant History							
There is no relevant history with regard to this application.							
Relevant policies							
<p>Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan <u>taken as a whole</u> together with other material considerations.</p> <p><u>Camden Replacement Unitary Development Plan 2006</u> S1-S3 –Strategic Sustainable Development; B1 – General Design Principles T3 – Pedestrians and Cycling T12 - Works Affecting the Highway</p>							

Assessment

Proposal:

The application seeks planning permission for a cabin toilet to be erected on the pavement on the western side of Drake Street outside a University of the Arts building, the cabin will measure: width 1.1m x length 1.6m x height 2.3m. The toilet is to be used solely by the London Buses personnel.

Evaluation:

The pavement in this vicinity is extremely busy and transport planners prefer minimal street furniture so that pedestrian flows are not adversely affected. The proposed cabin toilet is not considered to be essential street furniture that will benefit the general public is considered to represent unnecessary street clutter that is inappropriately sited.

The design of the toilet cabin involves doors that open onto the footpath and onto, or closer than, 0.5m to the carriageway. This is unacceptable as it is detrimental to road safety and fails to comply with Policy T3 'Pedestrians and Cycling' of the Camden RUDP.

From the submitted drawings, it appears that cabin will have illuminated advertisement on the outside; advertisement consent is required for this but an application has not been submitted.

Conclusion:

The proposed cabin toilet would have an adverse impact on the street scene and would be detrimental to pedestrian [including wheelchair users] and road safety, thus failing to comply with Policy T3 of the Camden RUDP. The application is recommended for refusal.