

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	02/10/2006
		N/A / attached		<b>Consultation Expiry Date:</b>	N/a
<b>Officer</b>			<b>Application Number(s)</b>		
Sheri Waddell			2006/3661/A		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Bus Shelter Outside 190-192 Kilburn High Road' London NW6 4JD			site location plan; 8038; photos x2		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	<b>Date:</b>	
<b>Proposal(s)</b>					
Display of 2x internally illuminated poster panels on bus shelter.					
<b>Recommendation(s):</b>		Refuse consent			
<b>Application Type:</b>		Advertisement Consent			

Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	None received.					
Local groups comments:	None received.					
Other comments:	<p>1. Objection from <b>Kilburn Town Centre Manager</b>, on the following grounds:</p> <ul style="list-style-type: none"> <li>○ Loss of light, privacy and outlook</li> <li>○ Effect on the character of the area</li> <li>○ Opportunity for crime - This section of the pavement is very narrow. Advertising panels on this shelter would effectively 'enclose' the shelter and make it less safe and more likely to be used for illegal activity. Activities within the shelter would not be visible by vehicles on the road, or by pedestrians on the pavement opposite. Bus stops on Kilburn High Road with advertising blocking CCTV and other surveillance are havens for illegal cigarette sellers.</li> </ul> <p>2. Objection from <b>Cllr. John Bryant</b>, on the same grounds, and noting the following:</p> <ul style="list-style-type: none"> <li>○ Kilburn High Road is still not a safe place at certain times of the day despite the efforts of local police teams. The problem with illegal traders is very real and enclosing bus shelters could also provide a place for muggers at night who might not be picked up by CCTV.</li> </ul> <p>3. Objection from <b>LB of Brent Community Safety Team</b>, noting that under the Crime and Disorder Act 1998 Section 17, the Council and statutory partners have a duty when making decisions to consider the crime and community safety aspect of those decisions, which means that if permission is granted to place publicity that increases either the fear of crime or actual crime, you need to be able to defend the situation, under Section 17 of the above Act.</p> <p>4. Objection from <b>Met. Police Safer Neighbourhoods/Problem Solving Team</b> on the same grounds as the Town Centre Manager.</p> <p>5. Objection from <b>Met. Police Crime Prevention Design Advisor [CPDA]</b>, noting that: "I have just finished a major piece of work identifying crime opportunities on the High Road. One of the key areas identified was the bus stops. The bus stops when busy can create a blind spot for both formal (CCTV) and informal (passing police vehicles etc.) surveillance. Many of the bus stops already have advertising on side panels, which severely restrict surveillance along the street. These blind spots are known to and favoured by "illegal street traders" who like to congregate by the bus stops in the knowledge that they can remain pretty well hidden from surveillance. Historically the area has also suffered from a number of bag thefts at bus stops. Within my report I suggested that it may be prudent to turn the bus stops around so as the back panels would be nearer to the shops. This could have the effect of reducing the amount of space available for people to loiter behind the bus stops and also make those waiting at the bus stop far more visible. <u>I would strongly object to any further loss of surveillance by placing advertising on these panels. I believe that such a proposal if granted permission could create further opportunities for crime</u>".</p>					

## Site Description

Existing metal and glass bus shelter on the pavement outside nos. 190/192 Kilburn High Road, approx. 135m south of the junction with Kingsgate Place. The shelter lies within the Kilburn High Road Town Centre, and outside a number of Class A1 retail shops and Class A2 offices. The pavement at this point is relatively narrow [at. approx. 4m wide], so the bus shelter causes a restriction in pavement width. The main “elevation” of the shelter is divided into three vertical “panes”, with a “transom” at approx. halfway height. There is currently a small non-illuminated sign in the southernmost “pane”.

## Relevant History

None.

## Relevant policies

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 taken as a whole together with other material considerations.

### Replacement Unitary Development Plan 2006 [RUDP]

S1 and S2 – sustainable development

S7 – built environment

SD1(d) – quality of life (community safety)

B1 – general design principles

B4(b) - signs

## Assessment

The application seeks to install an illuminated panel to each of the two end “panes”/divisions, covering the whole area between the roof and the transom.

There are no design objections *per se* to the proposed illuminated panels – the site is not within a conservation area or near to a listed building, and the location within a town centre adjacent to existing commercial frontages with a proliferation of signs means that the proposed signage will not add to visual clutter to an unacceptable degree. The proposed signs are appropriately scaled in relation to the proportions of the existing bus shelter, and will not in visual terms have an adverse impact on the immediately surrounding area. There is similarly no objection in itself to the illumination, which will not be out of keeping with the nature of advertisement material on frontages in the immediately surrounding area.

However, strong concerns have been raised in relation to community safety, as can be seen from the consultations section above. The bus shelter is currently relatively open, with predominantly clear glazed panels, and thus affords reasonable surveillance from passing cars and pedestrians, and for CCTV cameras. The CPDA notes that recently collected information in Kilburn High Road identifies bus shelters as a major opportunity for street crime, such as muggings and illegal trading, as they afford some concealment for such activities from passers-by and CCTV cameras. The CPDA considers that providing advertisement panels as proposed would create further opportunities for crime, by enhancing the concealment that the bus shelter currently provides, especially in terms of obscuring views from passing police cars and CCTV cameras, and thus strongly objects to the proposed advertisements.

It is considered that the proposed advertisement material is contrary to RUDP policy SD1(d) as it would create further opportunities for crime and enhance the fear/risk of crime and the perception of diminished personal safety for local residents, and B4(b) as it would cause harm to public safety. As such, the introduction of advertisement material to the bus shelter is recommended for refusal.

Recommendation: Refuse advertisement consent.

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