

Delegated Report		Analysis sheet		Expiry Date:		18/07/2014	
		N/A		Consultation Expiry Date:		03/07/2014	
Officer				Application Number(s)			
Rachel Miller				2014/3243/P			
Application Address				Drawing Numbers			
BT Telephone Box land fronting 25-26 Hampstead High Street London NW3 1QE				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use from BT telephone box to retail kiosk (Class A1) and associated works.							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 10/06/2014 until 01/07/2014 Press notice displayed from 12/06/2014 until 03/07/2014 No responses received					
CAAC/Local groups* comments: *Please Specify		Hampstead CAAC – No response received					

Site Description

The site comprises a standard red BT telephone box located on the pavement outside 25-26 Hampstead High Street. The telephone box measures 0.8sqm.
The site is located in the Hampstead conservation area and the Hampstead Town Centre.

Relevant History

None

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS5 (Managing the impact of growth and development)
CS7 (Promoting Camden's centres and shops)
CS14 (Promoting high quality places and conserving our heritage)
CS17 (Making Camden a safer place)

Development Policies:

DP10 (Helping and promoting small and independent shops)
DP17 (Walking, cycling and public transport)
DP21 (Development connecting to the highway network)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Hampstead Conservation Area Statement 2001

Camden Planning Guidance 2013: CPG1 Design

Camden Planning Guidance 2011: CPG6 Amenity, CPG7 Transport

London Plan 2011

National Planning Policy Framework (March 2012)

Assessment

Proposal

Planning permission is sought for the change of use from a telephone box to a small retail kiosk measuring 0.8sqm. The unit would employ one person and sell drinks and ice-cream. There would be no changes to the external appearance of the phone box except new toughened glass fitted to the existing window and door frames and the insertion of a locking mechanism. Internally the existing phones and equipment would be removed and a modular kiosk inserted which can be easily moved in and out. It is proposed that the unit would operate from 0800 to 1800 Monday to Friday, 0800 to 1900 on Saturdays and 0900 to 1800 on Sundays and Bank Holidays.

Use

Phone boxes are generally underutilised due to the use of mobile phones. The proposed use re-invents the phone box and enables a very small increase in retail floorspace.

Design and Appearance

The phone box would retain its original appearance with only minor upgrade works to fit new glass in order to provide security and therefore would preserve and enhance the character and appearance of the Hampstead Conservation Area. The proposed kiosk unit would have a self-contained waste area

which would be emptied daily.

Security

The Design and Access Statement confirms that the units would be staffed at all times with the phonebox locked and monies taken out of the box outside trading hours. The Council's Designing Out Crime Officer has been consulted however has no concern about the application in terms of crime.

Amenity

The retail unit would be open during business hours only and due to its small size and function would have no adverse impact on nearby residential occupiers in terms of noise. It is recommended that conditions are added that restricts the hours to those listed above and prevents any tables, chairs or A-boards cluttering the pavement. The pavement where the phonebox is located is 5.8metres wide and there would be sufficient space for pedestrians to pass freely whilst the kiosk is in use.

Recommendation

It is recommended that conditional planning permission is granted.