

Delegated Report		Analysis sheet		Expiry Date:		29/09/2014	
		N/A / attached		Consultation Expiry Date:		08/09/2014	
Officer				Application Number(s)			
Obote Hope				2014/4959/P			
Application Address				Drawing Numbers			
Footway adjacent to 65 Avenue Road London NW8 6HP				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of GRP water control utility kiosk on the footway with the junction of Avenue Road and Norfolk Road.							
Recommendation(s):		Grant Planning Consent					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A No responses received.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application site is on the footway on the south kerb towards the corner of Avenue Road and Elsworthy Road. The proposed kiosks will be located on the next to the pavement edge. Along Avenue Road there are mixtures of substantial two and three storey residential properties. The streets are lined with mature trees and wide pavements.

The proposed works are just outside the Elsworthy Conservation Area that runs along the north side towards the junction with Elsworthy Road.

Relevant History

N/A

Relevant policies

The London Plan: Spatial Development Strategy for Greater London: 2011

LDF Core Strategy and Development Policies 2011

Core Policies

CS5 Managing the impact of growth and development

CS6 Providing Quality Homes

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2013

CPG1 Design

CPG6 Amenity

Assessment

Proposal

Permission is sought from Thames Water for the erection of a GRP control kiosk with concrete surround. This proposed kiosk forms a wider flood alleviation scheme relating to basement flooding to properties on Avenue Road.

The applicant has stated that associated with this application, and specified in green on the layout plan, are works which are all underground and will be carried out as permitted development, under Part 16, Class A (a) of the Town and Country Planning (General Permitted Development) Order 1995 (GPDO). These include the proposed rider sewer, boxed culvert, below ground pumps and other sewer connections with manholes.

The kiosk would measure 2.1m wide and 68cm deep and would be 1.525m high with a concrete stand measuring 0.3m high. The kiosk would also be located approximately 9.0m from the junction with Elsworthy Road.

Design

The Elsworthy Conservation Area statement notes that ‘the boundary treatments are formed by low walls, topped by hedges, combined with wooden gates and gate posts to form the predominant features in the division of street and garden which greens the streetscape considerably and softens the view.’

The proposed kiosks are not considered to be obtrusive in terms of its siting, therefore no design issues are raised regarding the design of the proposed kiosk. The kiosk will be located at the back edge of the pavement and would not appear unduly obtrusive to the appearance of the street scene and conservation area, or result in a proliferation of visual clutter. The colour of the kiosk is considered appropriate and would match that of the existing street cabinets and the hedge behind. On this basis, it would comply with policies DP24 and DP25 of the LDF.

Highway safety and amenity

Camden’s Streetscape Design Manual states that footpaths should be 1.8m wide (clear) minimum, 0.9m at local restrictions but 3m at bus stops, school and heavily trafficked streets. Street furniture should be sited to keep a minimum 1.8m clear width. The addition of the kiosk would ensure that the pavement is 1.8m wide.

The equipment is sited at the back edge of the pavement to minimise obstruction the minimum 1.8m effective footway width would be retained. The street is not a busy thoroughfare which would expect to see high volumes of pedestrians passing at any one time. As such pedestrian flows are not considered to be affected by the cabinets as it is adjacent to a large pedestrian area.

Conclusion

The proposal is considered to be acceptable, as it would not significantly detract from the appearance of the streetscene or wider conservation area, nor result in pedestrian obstruction.

Recommendation: Grant permission