

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		05/12/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		10/12/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Jonathan McClue				2014/6699/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
o/s Central St. Giles Piazza St. Giles High Street London WC2H 8LW				Location Plan 1:1250; Location Plan 1:500; Block Plan; The KX Plus Benefits and Specification; Google Earth Street Views.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Installation of payphone kiosk							
<b>Recommendation(s):</b>		Prior Approval Required - Approval Refused					
<b>Application Type:</b>		GPDO Prior Approval Determination					
<b>Conditions or Reasons for Refusal:</b>		Refer to Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	140	No. of responses	01	No. of objections	01
				No. electronic	00		
<b>Summary of consultation responses:</b>		<p>Site Notice displayed on 19/11/2014. It is noted that the 21 day period expires after the determination date of this application. As this scheme relates to a Prior Approval determination (i.e. if a decision is not granted within 56 days then it is granted as of right) a decision must be made before this period expires.</p> <p><i>Anonymous objection:</i></p> <ul style="list-style-type: none"> <li>- Leads to anti-social behaviour and harm to visual amenity by way of graffiti and inappropriate advertising.</li> </ul>					
<b>CAAC/Local groups comments:</b>		<p><i>Covent Garden Community Association objection:</i></p> <ul style="list-style-type: none"> <li>- Current kiosk (that would be relocated) is not in use and has led to problems inappropriate forms of advertising and anti-social behaviour. The new kiosk would lead to further problems.</li> </ul>					

### Site Description

The application site comprises of an area on the footway directly adjacent to Central St. Giles, opposite the junction with New Compton Street. This area of the footway experiences extremely high pedestrian flows, particularly at peak times. There are numerous payphone kiosks located in the general vicinity of the site. The site lies within the Central London Area.

### Relevant History

None

### Relevant policies

#### London Plan 2011

#### NPPF

#### LDF Core Strategy and Development Policies

CS1 (Distribution of Growth)  
CS5 (Managing the Impact of Growth and Development)  
CS11 (Promoting sustainable and efficient travel)  
DP16 (Transportation implications of development)  
DP17 (Walking, cycling and public transport)  
DP21 (Development connecting to the highway network)  
DP24 (Securing high quality design)

#### Camden Planning Guidance (CPG)

**CPG1 Design – Section 9 (Designing safer environments) Paragraphs 9.6; 9.7; 9.18; 9.19; 9.20; 9.21;9.27**

**CPG7 Transport – Section 8 (Streets and public spaces) Paragraphs 8.06; 8.09; 8.10; 8.11; 8.14;**

**National Planning Policy Framework (March 2012) Paragraphs 42; 43; 44; 45; 46;**

## Assessment

### 1. Proposal

1.1 Confirmation is sought whether the installation of a telephone kiosk would require prior approval under Part 24 of Schedule 2 of the GPDO. The kiosk would have a setback of 800mm from St. Giles High Street and be located directly opposite the junction of New Compton Street, with Central St. Giles Piazza sitting behind it. The kiosk would have a height of 2.5m and a width and depth of 900mm.

1.2 The main issues to assess here relate to whether the proposal would harm highway safety or the visual amenity of the surrounding area.

### 2. Impact on the Function and Safety of the Public Highways

2.1 This area of the footway experiences particularly high pedestrian flows and the proposal would be located at the narrowest point on the pavement due to its proximity to a column. The footway would be significantly reduced leading to a material harm to pedestrian comfort levels and would hinder movement on the footway directly adjacent to Central St. Giles.

2.2 There are already a number of payphone kiosks in the vicinity of the proposal and no justification has been submitted for a further one. Such structures are used for advertisements and the addition of further road side advertising would create a further and unnecessary distraction to road users with the potential to create collisions.

2.3 Furthermore, the additional street clutter would reduce amenity for pedestrians (reduced forward visibility, and reduced effective footway width), thus having a detrimental impact on the promotion of walking as an alternative to motorised transport. This is contrary to policy DP21 which states that Camden will expect developments connecting to the highway network to:

- avoid causing harm to highway safety or hinder pedestrian movement and avoid unnecessary street clutter;
- contribute to the creation of high quality streets and public spaces.

2.4 Based on the above, the proposal would significantly harm highway safety and discourage sustainable forms of transport which is contrary to one of the key strategic goals of the Local Planning Authority.

### 3. Visual Amenity

3.1 Due to the location of a number of similar kiosks in the vicinity and the prominence of the proposal's siting, it is considered that the proposed development would add to the over-proliferation of such structures and severely degrade the visual amenity of the area due to the creation of further street clutter. Therefore, a significant harm to the character and appearance of this prominent area of the public realm would result.

### 4. Recommendation

4.1 It is recommended that prior approval is required and refused due to concerns over transport and highways and visual amenity.