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Application Ref: **2015/0923/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

17 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**BT Telephone Kiosk
Outside 148 Southampton Row
London
WC1B 5AG**

Proposal:

Change of use of BT telephone box to retail kiosk (Class A1).

Drawing Nos: EX01, PL01, PL03, GGF Toughened Glass specification, Piper toughened glass specification, Details of replacement glazing (ref 9232/MB/FB) and Design and Access and Heritage Statement (ref 9232-16.8/MB/FB)

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed use of the kiosk for retail purposes, by virtue of its siting, would hinder pedestrian movement and result in a detrimental impact to the amenity and safety of pedestrians. The proposal would therefore be contrary to policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategies Development Plan Policies and policies DP17 (Walking, cycling and public transport) and DP21 (Development connecting to



the highway network) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed development, in the absence of any details of servicing arrangements, would cause disruption to amenities in the area and to the safe operation of the public highway around the development site. The proposal would therefore be contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Under Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 the phone box should be removed from the land as soon as reasonably practicable after it is no longer required for telecommunication purposes. You are advised that the Council may take enforcement action if it is not removed.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment