

Mr Jon Furnues  
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11-13 Great Tower Street  
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EC3R 5AQ

Application Ref: **2015/2776/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

7 January 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**O/S Gospel Oak Primary School**  
**Mansfield Road**  
**London**  
**NW3 2JB**

Proposal:  
Replacement of existing public telephone kiosk with combine public telephone and Automated Teller Machine (ATM) kiosk.

Drawing Nos: Design of Elevations; T2; T3; Design and Security Statement; Design and Access Statement; Site Photos x 4; Site Location Plan; Site Plan; Block Plan.

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

#### Reason(s) for Refusal

- 1 The proposed kiosk, by reason of its location, size and detailed design, would result in visual clutter to the detriment of the visual amenity of the streetscene and the character and appearance of the conservation area contrary to Core Strategy Policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24



(Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed kiosk, by virtue of its siting, would reduce the amount of useable unobstructed footway, hindering pedestrian movement to the detriment of highway and pedestrian safety. The proposal would thereby 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.
- 3 The proposed kiosk, by virtue of its inappropriate siting and design and lack of security safeguarding measures, would fail to reduce opportunities for crime and antisocial behaviour to the detriment of community safety and security, contrary to policy CS17 (Making Camden a safer place) of the London Borough of Camden Local Development Framework Core Strategy.

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