

Delegated Report		Analysis sheet		Expiry Date:		24/05/2016	
		N/A / attached		Consultation Expiry Date:		12/05/2016	
Officer				Application Number(s)			
Emily Whittredge				2016/1342/P			
Application Address				Drawing Numbers			
O/S Travelodge 166 High Holborn London WC1V 7AP				Refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Relocation of an existing BT telephone kiosk							
Recommendation(s):		Prior Approval Required - Approval Given					
Application Type:		GPDO Prior Approval Determination					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None received.					
Covent Garden Community Association comments:		No objection.					

Site Description

The application relates to an existing public telephone kiosk on the pavement outside 21-31 New Oxford Street which would be relocated to the pavement outside 166 High Holborn. The proposed site is a similarly sized pavement near the corner of 166 High Holborn and is between two bollards and adjoining an existing small telecommunications box. The site is not within a designated conservation area but lies close to the Bloomsbury and Seven Dials. The proposal is also 60m northeast of the Shaftesbury Theatre, a grade II listed building.

Relevant History

None relevant.

Relevant policies

London Plan 2016

NPPF 2012

LDF Core Strategy and Development Policies

CS1 (Distribution of Growth)

CS5 (Managing the Impact of Growth and Development)

CS11 (Promoting sustainable and efficient travel)

CS14 (Tourism development and visitor accommodation)

DP16 (Transportation implications of development)

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)

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

The proposal involves the relocation of an existing public telephone kiosk due to local diversionary works, from the pavement outside 21-31 New Oxford Street to the pavement outside 166 High Holborn. The existing telecommunication kiosk sits along the edge of a wide pavement on the north side of the road near to a cycle docking station. The telephone kiosk would be moved approximately 70 metres southwest on the same side of the road to a similarly sized pavement near the corner of 166 High Holborn. The kiosk would be sited between two bollards and adjoining to an existing small telecommunications box.

The design of the existing kiosk is unobtrusive with red and white accents and three glazed elevations. The proposal would have no detrimental impact on the streetscene, nearby conservation areas or neighbour amenities, and would not harm the setting of the grade II listed Shaftesbury Theatre. Therefore, no objection is raised to the siting and appearance of the proposed telecommunication kiosk. No objections were raised by third parties.

The Council's Highways Department has raised an objection on the grounds that a cycle docking scheme has been agreed with Transport for London (TFL) on the location proposed for the kiosk. While this would prevent implementation of the proposal in legal and practical terms the proposal itself is acceptable in terms of siting and appearance. Therefore, prior approval cannot be refused on the basis of this objection as it is not a consideration under the relevant legislation. The applicant has been made aware of this conflict and submitted a revised application for a location agreed with the Highways Department.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the nearby conservation areas, and the desirability of preserving the listed building and its setting, under s.72 and s.16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.