

Metropolis Planning and Design  
4 Underwood Row  
London  
N1 7LQ

Application Ref: **2017/1036/P**  
Please ask for: **Oluwaseyi Enirayetan**  
Telephone: 020 7974 3229

6 April 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)  
**Prior Approval Required - Approval Refused**

Address:

**Land Adjacent to  
19 - 37 Highgate Road  
London  
NW5 1LB**

Proposal:

Installation of 1 x telephone box

Drawing Nos: Site location plan; Block plan; Maximums Networks Ltd Telephone Kiosk plans and elevations; 3d Visualisation of Telephone Kiosk Design; Site photo; and Cover letter dated 20/02/2017

The Council has considered your application for prior approval of siting and appearance in respect of the telecommunications equipment described above determines that prior approval is required and hereby **refuses approval** for the following reasons.

Reason(s) for Objection

- 1 The proposed telephone kiosk, by reason of its location, size and detailed design, would add to visual clutter and detract from the character and appearance of the street scene and harm the setting of the nearby Grade II listed buildings 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 and policies D1 (Design) and D2 (Heritage) of the Draft Camden Local Plan 2016.

- 2 The proposed telephone kiosk, by virtue of its location, size and detailed design, adding unnecessary street clutter, would reduce the amount of useable, unobstructed footway, which would be detrimental to the quality of the public realm, cause harm to highway safety and hinder pedestrian movement and have a detrimental impact on the promotion of walking as an alternative to motorised transport, 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 DP16 (The Transport Implications of Development) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies and A1(Managing the impact of development), C6 (Access) and T1 (Prioritising walking, cycling and public transport) of the Draft Camden Local Plan 2016.
- 3 The proposed telephone kiosk, by virtue of its inappropriate siting, size and design, would fail to reduce opportunities for crime and antisocial behaviour to the detriment of community safety and security, and compromise the safety of those using and servicing the telephone kiosk contrary to policy CS17 (Making Camden a safer place) of the London Borough of Camden Local Development Framework Core Strategy and C5 (Safety and Security) of the Draft Camden Local Plan 2016.

Informative(s):

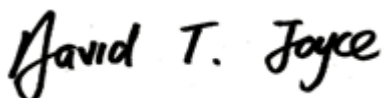
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce  
Director of Regeneration and Planning