

[REDACTED]

From: Bloomsbury Association [REDACTED]
Sent: 17 July 2017 20:59
To: Planning
Cc: Harrison, Adam (Councillor); Meynell, Charlotte; Stears, Kevin; fna [REDACTED]
Subject: Bloomsbury Association
APPLICATION FOR PLANNING PERMISSION 2017/3548/P

PROPOSAL: Installation of 1 telephone kiosk.
Application for planning permission: 2017/3548/P

The Bloomsbury Association objects to this application and wishes to make the following comments.

1 - We note that the applications are accompanied by an uncompromising letter, that no pre-application discussions have taken place with the Council's officers and that there is no Design & Access Statement.

2 - No consideration is given to the impact of the appearance of the kiosks from the adjoining Fitzroy Square Conservation Area when it is clear from the plan and elevation that the back and side of the kiosk (of unspecified material) may be intended to include full-height advertising of an unspecified nature.

3 - We note that no application for advertisement consent accompanies the applications although the kiosk is clearly designed to facilitate this.

4 - The Fitzrovia Area Action Plan highlights the severe deficiency in public space provision in the area. Of the existing public open space, 80% is on streets and footpaths and it is an inappropriate balance of priority that space on Tottenham Court Road should be cluttered by privately owned kiosks, serving a commercial purpose. Open space is a civic amenity to be enjoyed by all.

5 - On Tottenham Court Road, in particular, there are 35 existing telephone kiosks. All are unused, unmaintained, covered in graffiti and advertisements for prostitutes; larger kiosks are used by rough sleepers and those with doors by users of crack cocaine. All make an unsightly contribution to the street scene; some are also used as urinals and present a health hazard. There is no need for more of the same. We note that this is not an application to replace existing kiosks but to add more. No management or maintenance plan accompanies the application.

6 - Tottenham Court Road is excessively cluttered with street furniture and is subject to major public realm renewal as part of the Council's West End Project, which was approved by Cabinet on 21 January 2015. The application does not acknowledge this and we see no information submitted to explain how these proposals will be coordinated with the Council's highway, urban realm and landscape proposals for the West End Project.

7 - Tottenham Court Road is visually congested and has been declared the worst street in London. A video was prepared for Council Members in 2010: '*Tottenham Court Road: Great Street or Great Embarrassment?*' We submit this in support of our comments. It is available at this link: <http://www.youtube.com/watch?v=DesqbmDcyZ4>

8 - The space outside UCLH and Warren Street Underground Station has high footfall and is particularly congested and cluttered. When HS2 and Crossrail become operational, there is expected to be a huge increase in pedestrian footfall on Tottenham Court Road. We have previously expressed concern to the Council that not enough has been done to deal with removal of existing street/pavement clutter, including the various unsightly structures that occupy the public realm. These proposals will add more clutter, further obstruct pedestrian flow and add to what is already a serious safety hazard for pedestrians.

The Association supports good quality design that will enhance Bloomsbury's streetscape, which this proposal clearly does not. With such a demonstrable breach of the Council's planning policy and of its supplementary planning guidance, we look to the Council to refuse this application.

We would be grateful if you would let us know of any further modification to the application; the decision, if it is to be decided under delegated powers, or the meeting date if it is to be decided by Committee.

Stephen Heath
On behalf of The Bloomsbury Association