

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>29/12/2017</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>14/12/2017</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Robert Lester				2017/4540/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Pavement Adjacent to 44 Belsize Park Gardens London NW3 4LY				See Draft Decision Notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Replacement of existing telecommunications cabinet (56 Day Prior Approval Application)							
<b>Recommendation(s):</b>		<b>Grant Prior Approval</b>					
<b>Application Type:</b>		<b>GDPO Prior Approval Determination</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>0</b>	No. of responses	<b>0</b>	No. of objections	<b>0</b>
<b>Summary of consultation responses:</b>		A site notice was erected at the site between the 17/11/2017 – 08/12/2017 and a press notice was advertised between the 23/11/2017 – 14/12/2017.  No responses were received.					
<b>Belsize Residents Association</b>		<u>Comments.</u>  The proposed cabinet is larger than the existing and will be significantly more prominent. Given the non-rural or indeed park-like context, the proposed colour - green - is misplaced. The prevalent colour of other street furniture in the area is black and this should also be the colour for BT new cabinet.  <i>Case Officer Response: There is no objection to the minor increase in scale, however a condition can be added requiring a black paint finish.</i>					

## Site Description

The application site is an existing telecommunications cabinet located on the pedestrian pavement on the north side of Belsize Park Gardens, close to the junction with Belsize Grove. The cabinet is located at the back edge of the footway adjacent to the boundary wall and high hedge of Manor Mansions. The site is located within the Belsize Park Conservation Area.

## Relevant History

No relevant planning history.

## Relevant policies

The London Plan 2016

The National Planning Policy Framework 2012

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance (CPG) 1 Design

Belsize Park Conservation Area Appraisal and Management Plan (2002).

General Permitted development Order (2016).

## Assessment

### 1. The proposal

1.1 This is a 56 day prior approval application for the installation of a replacement telecommunications cabinet at this site.

### 2. Permitted development

2.1 The proposed cabinet would have a footprint below 1.5 sq. m and volume below 2.5 m cu. m, therefore it would be permitted development in accordance with Part 16 of the General Permitted Development Order 2016. However, prior approval for the siting and appearance of the development is required as the site is located in a conservation area.

### 3. Prior Approval of Siting and Appearance

3.1 The application site is an existing telecommunications cabinet located on the pedestrian pavement on the north side of Belsize Park Gardens, close to the junction with Belsize Grove. The cabinet is located at the back edge of the footway adjacent to the boundary wall and high hedge of Manor Mansions. The site is located within the Belsize Park conservation area.

3.2 The existing cabinet measures 1.06 m width, 0.31 m depth and 1.1 m height with a green paint finish. The proposed replacement cabinet would be sited in the same location as the existing cabinet and would measure 1.41 m width, 0.37 m depth and 1.21 m height. The proposed replacement cabinet would therefore be 0.35 m wider, 0.06 m deeper and 0.11 m higher than the existing cabinet.

3.3 The proposed cabinet would replace an existing cabinet located at the back edge of the pedestrian pavement on the north side of Belsize Park Gardens. The siting of the cabinet in this location is supported. This part of Belsize Park Gardens backs onto the high hedge and tree-lined

boundary of Manor Mansions, which provides a dense landscaped backdrop for the cabinet. The proposed replacement cabinet would be slightly larger than the existing cabinet, however it would have a suitable height and scale which would integrate well into the street environment in this location. The proposed cabinet would have a functional design, which is again considered to be suitable in this highway location. The local Residents Association consider that a black paint finish would be more suitable in this urban location. This is agreed, and a suitable planning condition has been added. As the proposed cabinet is only marginally wider than the existing one, there would still be sufficient footway width available for pedestrians to pass unhindered.

3.4 Overall, it is considered that the siting and appearance of the proposed replacement cabinet would not harm the character of the area in accordance with Camden Local Plan policies D1 and D2.

#### 4. Conclusion

4.1 The proposed replacement telecommunications cabinet would be permitted development under part 16 of the GPDO 2016 subject to prior approval for siting and appearance. The siting and appearance of the development has been assessed and the proposed cabinet is considered to be acceptable in this location and would not impact on the character of the area or highway/pedestrian safety or movement.

4.2 Prior approval is therefore granted with conditions.