

Enirayetan, Oluwaseyi

From: Cardno, Steve
Sent: 13 March 2018 10:53
To: Enirayetan, Oluwaseyi
Subject: Re 2018/0338/P - Pavement outside 19 Highgate Road - Telephone kiosk application

Hi Seyi

I have completed my assessment of the above application.

The site is located on a busy pedestrian route near Kentish Town Road Underground Station. Pedestrian volumes are high and are forecast to increase significantly when Crossrail services become operational later this year along with ongoing economic growth in the borough. Existing footway space is a scarce resource and must be safeguarded for pedestrians both now and in the future to accommodate economic growth.

The telephone kiosk would be located within a narrow strip of defined street furniture zone on the footway, adjacent to the kerb. This includes a bus shelter, a telephone kiosk and a sign post. The telephone kiosk would be significantly wider than these other items of street furniture in the general vicinity of the site. The proposal to install a telephone kiosk would therefore have a harmful and negative impact on the streetscape.

The telephone kiosk would obstruct and impede pedestrian movement (especially for blind and partially sighted pedestrians) and visibility on and along the footway. This would have a significant impact on pedestrian comfort levels, both now and in the future. It would obstruct inter-visibility between vehicular traffic and pedestrians wishing to cross the road at this location. The proposal therefore constitutes a hazard to public safety.

The telephone kiosk would obstruct and impede kerbside activity such as deliveries, taxi pick-ups and drop-offs, refuse and recycling collections, and other servicing. It should be noted that loading and unloading activity will take place from this location when the approved redevelopment of the adjacent site has been implemented (planning reference 2016/5372/P – 19-37 Highgate Road and 19 Greenwood Place).

The telephone kiosk would be located directly adjacent to an existing telephone kiosk. The proposal to install another telephone kiosk would merely represent unnecessary street clutter in an already cluttered pedestrian environment.

The telephone kiosk would be located within 20 metres of an existing bus shelter with a digital advertising end panel. This would be a problem if a follow up application for digital advertising consent were to be submitted. Transport for London guidance for roadside digital advertising states that any such proposals will not be supported in close proximity to existing digital advertising panels. Any such proposal would be strongly resisted due to the road safety implications.

I am also aware that the Metropolitan Police have raised concerns about this type of application. The telephone kiosk would facilitate crime and anti-social behaviour and would constitute a hazard to public safety. It would also obstruct CCTV visibility.

The proposal must be refused for the above reasons. Please let me know if you wish to discuss.

Regards
Steve

Steve Cardno
Principal Transport Planner
Regeneration and Planning
Supporting Communities
London Borough of Camden