

Application ref: 2019/6451/P  
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Date: 1 December 2020

**Development Management**  
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Broe and Co LLP  
66 Haven Way  
Newhaven  
BN9 9TD

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Variation or Removal of Condition(s) Refused

Address:

**2 x BT telephone kiosks opposite Imperial Hotel  
Southeast side of Russell Square  
London  
WC1B 5BB**

Proposal: Variation of condition 3 (approved drawings) and removal of condition 5 (restriction on placement of items on public highway) of planning permission (2015/0664/P) granted 14/04/2015 for the change of use of 2 x BT telephone boxes to 2 x self-contained retail kiosks (Class A1), namely to allow the placement of tables, chairs and associated furniture on the public highway to the side of the kiosks.

Drawing Nos: EX01 rev B; PL01 rev C; Email from stall holder (Davide Astori) including Operational and storage information dated 11/01/2020..

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### Reason(s) for Refusal

- 1 The proposal, by reason of design, location, scale and obtrusive appearance, would result in visual clutter and unsympathetic additions, harmful to the setting and special architectural and historic interest of the Grade II listed telephone boxes and Russell Square, and to the character and appearance of the Bloomsbury Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

- 2 The proposal, by reason of design, location and scale, would introduce clutter to the public highway, detrimental to free pedestrian movement, contrary to policies C6 (Access for all) and T1 (Prioritising walking, cycling and public transport) of the London Borough of Camden Local Plan 2017.
  
- 2 The proposal, in the absence of an approved management plan for the day-to-day running of the retail use in connection with the proposed customer service and seating areas as shown on the submitted plans, would be likely to result in harm to the setting and special architectural and historic interest of the Grade II listed telephone boxes and Russell Square, and to the character and appearance of the Bloomsbury Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer