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Application Ref: **2016/6054/P**
Please ask for: **Matthew Dempsey**
Telephone: 020 7974 **3862**

9 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**1 Telephone kiosk
next to 3 Highgate High Street.
London
N6 5JR**

Proposal:
Change of use from telephone box to office pod (Sui Generis).
Drawing Nos: Existing drawings EX01, Proposed drawings PL01A, Proposed layouts and fittings 11th Revision. Design/ Access & Heritage Statement. Lock Specification.
Operational procedure.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Existing drawings EX01, Proposed drawings PL01A, Proposed layouts and fittings 11th Revision. Design/ Access & Heritage Statement. Lock Specification. Operational procedure.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 No tables, chairs, litter bins or A-boards shall be placed on the public highway without prior approval in writing from the planning authority.

Reason: To safeguard the appearance of the immediate area and enable free pedestrian movement in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17, DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The maintenance programme as described in paragraph 6.4 - 6.7 the Design/ Access & Heritage statement shall be carried out every two years from the date of implementation of the scheme.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Upon implementation of the scheme the maintenance procedure as described in paragraph 6.9 of the Design / Access & Heritage statement shall be carried out daily between 1100hrs and 1700hrs.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Light emanating from the office pod shall not at any time increase the pre-existing light levels expressed in cd/m outside the pod when in use and all LED lighting is to be switched off when not in use.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 8 No advertisements are to be displayed on, in or from the site without prior consent in writing from the planning authority.

Reason: To safeguard the appearance of the conservation area in accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Notwithstanding the provisions of Class B1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall only be used as a bespoke office pod (as described in the Design/ Access & Heritage Statement hereby approved) and not as a general Class B1 office.

Reason: To safeguard the appearance of the immediate area and to ensure that the future occupation of the structure does not adversely affect the immediate area by reason of noise and disturbance in accordance with policies CS5 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission-

The proposal to find a new use for the redundant telephone kiosk will preserve and enhance the character of the conservation area and appearance of the listed structure by ensuring the upkeep of the structure with a conditioned maintenance programme. Externally, the kiosk will remain painted in BT phone box red, and a rolling maintenance programme will see the kiosks refurbished every two years. There will be no external alterations that change the appearance of the kiosk.

The revised proposed plans for the interior of the kiosk have been designed to be subordinate to the original design of the phone box itself. All internal fittings and equipment shall be matt black to match those of a traditional telephone box and so that there is minimal visual impact when viewing the box from the outside. Clutter within the kiosk has been kept to a minimum, with all fittings on one side of the box which allows for the box to remain 'see through' as in the original design.

It is considered that the design of the proposed office pod will be in keeping with the original design of the phone box and it will make a positive contribution to the street scene because the telephone box will remain virtually unchanged as a piece of street furniture. The continued provision of public communications here in the form of a Wi-Fi hotspot is welcomed. The new use will also help to prevent antisocial behaviour by bringing a redundant telephone kiosk back into use.

The nature of the design and minimal changes to the exterior of the traditional telephone kiosk combined with lack of on-site advertising will mean the scheme is not noticeable from passing vehicular or pedestrian traffic.

The proposal is of a self-service nature in keeping with the original design and use of a traditional telephone kiosk. There will not be any significant increase in user traffic generated from the proposal compared to that of a traditional phone box in operation.

Permission is restricted specifically for the purpose of a 'sui generis' office pod as described within the application documents to ensure it does not change to an alternative use within the Class B1a office category which may have different impacts.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS7, CS8, CS14 and CS17 of the London Borough of Camden Local

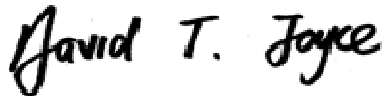
Development Framework Core Strategy; policies DP10, DP12, DP17, DP21, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies; and policies C4, C5, E1, A1, D1, D2 and TC2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning