

Application ref: 2021/0064/L
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Date: 7 July 2021

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Broe and Co LLP
66 Haven Way
Newhaven
BN9 9TD

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**BT telephone kiosk to east of
3 Highgate High Street
London
N6 5JR**

Proposal: Removal of telephone equipment in kiosk, replacement of glass panels, and insertion of a door lever and mortice deadlock.

Drawing Nos: EX01A, PL01A, PL02; Mortice Deadlock details (Willenhall M8 5 lever model); Design and Access (and Heritage) Statement from Broe & Co. LLP (ref. 9232-16.13/MB/FB rev B) dated March 2021.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: EX01A, PL01A, PL02; Mortice Deadlock details (Willenhall M8 5 lever model); Design and Access (and Heritage) Statement from Broe & Co. LLP (ref. 9232-16.13/MB/FB rev B) dated March 2021.

Reason: In order to safeguard the special architectural and historic interest of

the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The proposal to find a new use for the disused and redundant telephone kiosk would preserve and enhance the appearance of the Grade II Listed structure by ensuring its upkeep and through a regular maintenance programme. It is noted that consent (2016/6911/L) was granted in 2017 for fairly similar alterations associated with a change of use to an office pod.

Externally, the appearance would remain largely unaltered with only the installation of a five-lever mortice deadlock to the front elevation and new toughened safety glass as an additional security measure. The kiosk will remain painted in BT phone box red.

Internally, the existing telephony equipment would be removed to allow for a self-contained and free-standing modular kiosk unit to be housed inside without the need for any fixings. All alterations or removals would affect non-original fabric only and there would be no loss or harm to any historic fabric.

The unit would not occupy the full internal kiosk space, and alongside the new clear glazing and absence of any advertising display, would ensure that the existing degree of visual permeability through the kiosk would remain predominantly the same. No tables, chairs, litter bins, A-boards or other paraphernalia would be placed outside the box on the public highway that might otherwise be harmful to the special historic interest of the telephone box and its setting.

Overall therefore, given the minor nature of the alterations, the special interest of this listed piece of street furniture would be preserved and enhanced by the proposals, especially given the renewed use of the structure and regular maintenance programme.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2019.

- 2 You are advised that Listed Building Consent will be required for any change to the existing exterior paint colour, which is unlikely to be approved as the special interest lies in the existing red colour and tone.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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', is positioned above a faint, light gray rectangular stamp. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer