

Application ref: 2021/0568/L  
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B + C Architecture  
3 High Street  
East Grinstead  
RH19 3AF

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**1no. telephone kiosk outside  
40 Rossllyn Hill  
London  
NW3 1NL**

Proposal:

Alterations associated with a change of use of 1 K6 telephone box to a coffee and refreshment pod

Drawing Nos: Existing and site location 0170-01 200, proposed 0170-01 201

Supporting documents: Design and Access Statement dated December 2020, 'Operational Procedure' by Art security solutions, 'Lock Specification' by Art security solutions.

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

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 All physical alterations to the telephone Kiosk, including repainting, new glazing and lock installation, shall be carried out and maintained in precise accordance with the drawings and supporting documents listed above.

Reason: To protect the special historic significance of the listed structure and character of the conservation area in accordance with Policies D1 and D2 of the Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018-2033.

- 3 No advertising shall be placed on the kiosk, both internally behind glazing or externally without being first submitted to and approved in writing to the Local Planning Authority. Any advertising permitted shall be displayed and maintained in precise accordance any approval given.

Reason: To protect the special historic significance of the listed structure and character of the conservation area in accordance with Policies D1 and D2 of the Camden Local Plan 2017 and Policies DH1, DH2 and DH3 of the Hampstead Neighbourhood Plan 2018-2033.

#### Informative(s):

- 1 Reasons for granting consent

The application proposed the use of the existing listed telephone kiosk as a coffee kiosk and would include the sale of snacks. In terms of physical alterations, the application proposes stripping back the interior telephone paraphernalia and fittings to its original shell, 'sugar soap wash', paint with zinc oxide metal primer undercoat (1 coat), paint with BS381 539 'Currant Red' (1 coat), paint skirt with Hammerite Metalshield (1 coat), and replace the glass with 4mm thick thermally toughened soda lime silicate safety glass (BS EN 12150-1:2000). All glazing beads would be reinstated once the glass is fitted. A new security lock would be fitted to the door with the mechanism behind the 'pull' panel. The new fittings would comprise a modular plywood/stainless steel unit that would be inserted into the kiosk. It would not be fixed to the listed structure.

The proposed alterations to the grade II listed kiosk are considered to be minor in nature, preserving its character and special interest. The replacement glazing and repainting are appropriate to its historic use and maintenance as a telephone kiosk. The new lock will be discretely positioned behind the 'pull' panel and would not detract from the external appearance of the kiosk. All new fittings are modular and entirely reversible without alteration to the structure. No advertising is proposed as part of the application; however, a condition is included to control future proposals, should they become necessary in the interests of preserving the special interest of the kiosk. The new use would ensure regular maintenance and improve its appearance in the streetscape. No advertising is proposed as part of the application; however, a condition is included to control future proposals, should they become necessary in the interests of preserving the special interest of the kiosk. The new use would ensure regular maintenance and improve its appearance in the streetscape.

The proposal is in general accordance with policies D1, and D2, of the Camden Local 2017 and policies DH1, DH2, and DH3, of the Hampstead Neighbourhood Plan 2018-2033 as well as the guidance in the National Planning Policy Framework 2021.

Special regard has been attached to the desirability of preserving the listed building 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 (ERR) 2013.

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 2021.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer