

Application ref: 2021/2105/P
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Date: 18 November 2021

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JC DeCaux
Fao. Mr. Martin Stephens
991 Great West Road
Brentford
TW8 9DN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**Pavement outside
29 Tottenham Court Road
London
W1T 7QP**

Proposal: Installation of a new phone hub unit following removal of existing kiosk as part of wider proposals to replace Infocus telephone kiosks.

Drawing Nos: Site Maps and Visuals (A01598); Cover Letter from JCDecaux (ref. A01595-A01609) dated 30/04/2021; Appendices - JCD 1 (Pre-App Response and Appendix 1), JCD 2 (Existing Infocus Estate), JCD 3 (Proposed Hub Locations), JCD 4 (Hub Unit Detail and Examples), JCD 5 (Management Plan), JCD 6 (Camden Roadside Advertising Specification), JCD 7 (Sustainability Aims and Achievements), JCD 9 (Suggested Conditions), JCD 10 (Pavement Remediation).

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

Reason(s) for Refusal

- 1 The proposed telephone kiosk, by reason of its location, size and detailed design, would add to visual clutter and detract from the character and appearance of the streetscene and Fitzrovia East Neighbourhood Area, contrary to Policy D1 (Design) of the London Borough of Camden Local Plan 2017 and Part 3 (Vision and objectives) of the Fitzrovia Area Action Plan 2014.

- 2 The proposed telephone kiosk, by virtue of its location, size and detailed design, adding to unnecessary street clutter, would reduce the amount of useable, unobstructed footway, which would be detrimental to the quality of the public realm, cause harm to highway safety and hinder pedestrian movement and have a detrimental impact on the promotion of walking as an alternative to motorised transport, contrary to Policies G1 (Delivery and location of growth), A1 (Managing the impact of development) and T1 (Prioritising walking, cycling and public transport) of the London Borough of Camden Local Plan 2017.
- 3 The proposed telephone kiosk, by reason of its scale, location and design would add unnecessary street clutter which would increase opportunities for crime in an area which already experiences issues with crime, therefore the proposal would be contrary to Policy C5 (Safety and security) of the London Borough of Camden Local Plan 2017.
- 4 In absence of a legal agreement to secure the removal of the existing kiosks and an agreed maintenance plan for the proposed kiosk, the proposal would be detrimental to the quality of the public realm, and detract from the character and appearance of the streetscene, contrary to Policies D1 (Design), G1 (Delivery and location of growth), A1 (Managing the impact of development) and T1 (Prioritising walking, cycling and public transport) 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 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 positioned above the printed name of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer