

Application ref: 2021/5543/P  
Contact: Leela Muthoora  
Tel: 020 7974 2506  
Email: [Leela.Muthoora@camden.gov.uk](mailto:Leela.Muthoora@camden.gov.uk)  
Date: 7 February 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Broe and Co LLP  
66 Haven Way  
Newhaven  
BN9 9TD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Telephone kiosk west corner outside Russell Square  
(east of 29 Russell Square)  
London  
WC1B 5DP**

Proposal:

Change of use of telephone box (Sui Generis) to retail kiosk (Use Class E) and associated alterations.

Drawing Nos: EX01; PL01; Design and access heritage statement (9274/MB/FB)  
revised April 2022.

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 The development hereby permitted shall be carried out in accordance with the

following approved plans and documents:

EX01; PL01; Design and access heritage statement (9274/MB/FB) revised April 2022.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing kiosk, 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The use hereby permitted shall not be carried out other than between the hours of 0800 hours to 1800 hours (8am to 6pm).

Reason: To safeguard the amenity of nearby occupiers and the area generally in accordance with policy A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 No tables, chairs, litter bins, A-boards or other paraphernalia associated with the use, shall be placed on the public highway near the kiosk.

Reason: To safeguard the appearance of the immediate area and enable free pedestrian movement in accordance with policies A1, C6, D1, D2 and T1 of the Camden Local Plan 2017.

- 6 The modular retail installation hereby approved shall be removed from the kiosk structure as soon as reasonably practicable when no longer required.

Reason: In order to minimize the impact on the appearance of the kiosk and local environment in accordance with policies D1 and D2 of the Camden Local Plan 2017.

- 7 No advertising shall be placed on the kiosk or its glazing, whether internally or externally, without the express permission in writing of the Local Planning Authority.

Reason: To protect the special historic significance of the listed structure in accordance with Policies D1, D2, and D4 of the Camden Local Plan 2017.

Informative(s):

- 1 Trading from the highway requires a street trading licence, and the proposed retail kiosk would be subject to licensing controls. You should contact the licencing team before commencing the use: <https://www.camden.gov.uk/street-or-market-trading-licence>
- 2 Advertisement Consent and Listed Building Consent may be required to

display any advertisements. The display of an advertisement without consent and unauthorised works to a listed structure are criminal offences. You must have all necessary consents prior to any display of advertising.

- 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 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.
- 5 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](http://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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer