

Application ref: 2022/4482/P
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Date: 28 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

www.camden.gov.uk/planning

Prestige Kiosks Ltd
PO BOX 3308
Bristol
BS6 9NH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

News Vendor Kiosk
Junction of New Oxford Street & Tottenham Court Road
London
WC1A 1HL

Proposal:

Replacement of existing retail kiosk on pavement

Drawing Nos: Site Plan, Location Plan, Existing Unit Plans, AIC 10/16 Rev08 Plan View, AIC 10/16 Rev08 Section A-A, AIC 10/16 Rev08 Elevations A, C, AIC 10/16 Rev08 Elevations B, D

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:

Site Plan, Location Plan, Existing Unit Plans, AIC 10/16 Rev08 Plan View, AIC 10/16 Rev08 Section A-A, AIC 10/16 Rev08 Elevations A, C, AIC 10/16 Rev08 Elevations B, D

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

Informative(s):

1 Reasons for granting permission.

The proposal involves the erection of a replacement retail kiosk in an identical position located on the northeast side of the junction between Tottenham Court Road and New Oxford Street. The existing kiosk has been in situ for a number of years and is immune from enforcement action as confirmed by the Council's Planning Enforcement Team under case ref. EN17/0859.

The existing kiosk is in a dilapidated state. The proposed kiosk would be of a similar height, width and depth as the existing. It would have a projecting canopy measuring 1m and a roller shutter. It would be constructed using steel and finished in a graphite colour. It is considered that, given the existing kiosk has been in this location for some time and is immune from enforcement action, the proposed kiosk is acceptable in this instance. Given the condition of the existing kiosk, the replacement would be an improvement. The location is a licensed pitch and no other suitable nearby locations for the kiosk could be found.

The proposal is considered to preserve the character and appearance of the conservation area and the setting of adjoining listed buildings.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest and to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

Although the kiosk would be located close to a road crossing and to a listed building, it is considered that the proposed structure in the same location as the existing one would not result in any further impact on pedestrian movement on the pavement. The kiosk will not be fixed into the ground thus will not impact upon existing London Underground transport infrastructure underneath.

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 A1, T1, D1 and D2 of the Camden Local Plan 2017. The proposed development

also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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).
- 3 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.
- 4 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 2021.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer