

<b>Committee Date</b>	14.10.21	
<b>Address</b>	Telephone Kiosk Fronting 75 High Street Beckenham	
<b>Application number</b>	21/02578/FULL6	<b>Officer</b> Joanna Wu
<b>Ward</b>	Copers Cope	
<b>Proposal (Summary)</b>	Removal of existing BT phone box and installation of a proposed replacement BT street hub and associated display of advertisement on both sides of the unit	
<b>Applicant</b> Ms Bella Noakes	<b>Agent</b> Mr Martin Brown	
British Telecommunication PLC pp HWH300 PO Box 67501 BT Centre London EC1P 1PG	Harlequin Group Rutland House 5 Allen Road Livingston EH54 6TQ	
<b>Site Notice: Required</b>	Displayed on 06.07.21	
<b>Reason for referral to committee</b>	Call in	<b>Councillor call in</b> Yes

<b>RECOMMENDATION</b>	REFUSAL
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<p><b>KEY DESIGNATIONS</b></p> <ul style="list-style-type: none"> <li>• <b>Conservation Area: Beckenham Town Centre</b></li> <li>• <b>Areas of Archaeological Significance</b></li> <li>• <b>Biggin Hill Safeguarding Area</b></li> <li>• <b>London City Airport Safeguarding</b></li> <li>• <b>Smoke Control</b></li> </ul>
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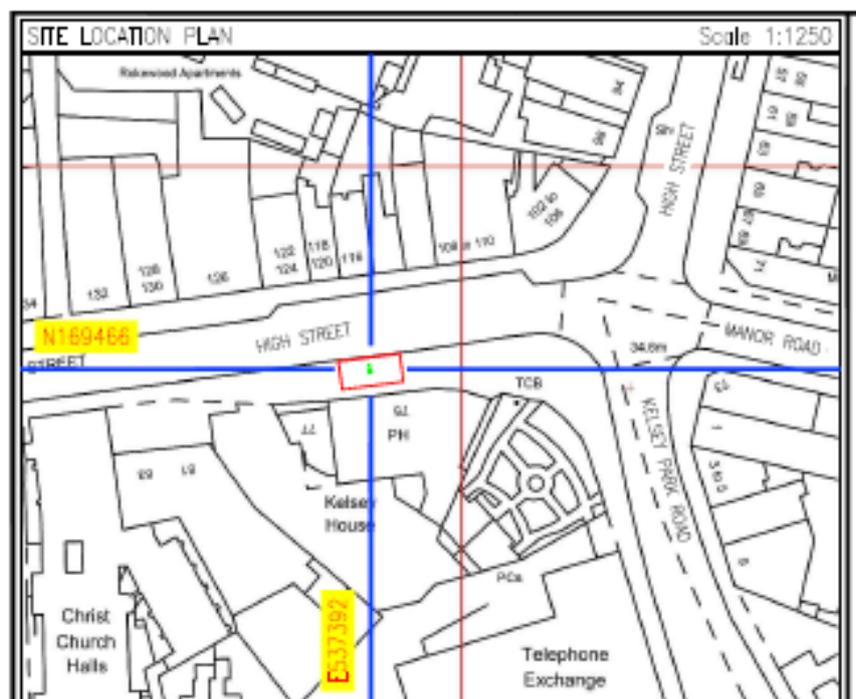
<b>Representation summary</b>	Neighbour letters issued – 20/07/21	
Total number of responses	0	
Number in support	0	
Number of objections	0	

## 1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed BT Street Hub would have a detrimental impact on street clutter and visual impact on Beckenham Conservation Area.

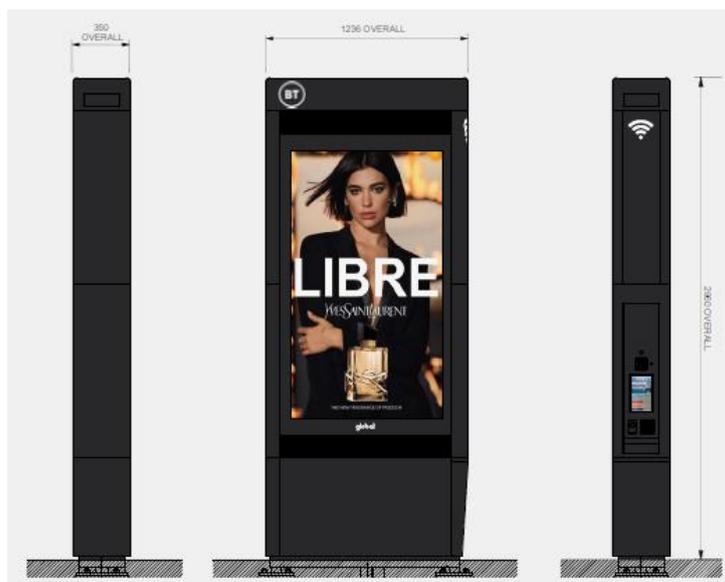
## 2. LOCATION

- 2.1 No. 75 is currently occupied as a restaurant and there are tables and chairs outside on its forecourt. There is also a temporary wooden fence erected to separate the tables and chairs area from the pedestrian area.
- 2.2 There is an existing BT Freestanding Public Payphone (Street Talk 6) situated outside 75 High Street Beckenham. The frontage of the High Street is predominantly retail in character on the west side of the road. The site is in Beckenham Town Centre Conservation Area.
- 2.3 The existing BT Payphone was installed in 2007 (planning ref: 07/01597/ADV) and measures 1.3m wide, 2.6m high and 0.8m deep.
- 2.4 Site Location Plan:



### 3. PROPOSAL

- 3.1 The proposal is to replace the existing BT Freestanding Public Payphone (Street Talk 6) with a BT Street Hub. The new structure would measure 1.2m wide, 3m high and 0.6m deep.
- 3.2 In the supporting documents, it states that the previous BT street hub model, provided by InLink UK (who were supplying the units to BT within the partnership) went into administration in 2019. The current "Street Hub" model provides similar functions as the previous InLink UK structure but in addition, it can also provide free public calls, provide power-only USB ports for rapid device charging, and an expanded phone network coverage with 5G mobile enablement.
- 3.3 The application is supported by the following documents:
- Planning Statement
  - The location plan
  - Image of digital kiosk proposal
  - Existing and proposed views
  - Street Hub Anti-Social Behaviour Management Plan
  - Street Hubs Beyond connection – supporting local councils with digital street communication
- 3.4 The Street Hub would also incorporate two digital LCD advert screens. This element is being considered separately in an Advertisement Consent application (ref: 21/02651/ADV).



### 3.5 Existing and proposed images



## 4. RELEVANT PLANNING HISTORY

4.1 The relevant planning history relating to the application site is summarised as follows:

- 93/00998/FUL – Installation of public payphones consultation regarding need for approval of siting and appearance – (Permitted) 19.05.1993
- 95/02007/OTH – Installation of payphone kiosk consultation by IPM communications PLC – Regarding need for approval of siting and appearance – (Permitted) 13.09.1995
- 07/01597/ADV – Internally illuminated advertisement sign on telephone kiosk – (Consent) 15.06.2007
- 18/01145/TELCOM – Replacement of telephone kiosk outside 75 High Street (56 Day Consultation by New World Payphones regarding the need for approval of siting and appearance) – (Prior approval granted) 01.05.201

## 5. CONSULATION SUMMARY

### a) Statutory

#### APCA/ Conservation Officer -- Objection

- The proposals are highly obtrusive causing street clutter and compromising the special qualities of this part of the Conservation Area.

#### Environmental Health Pollution Officer – No objection

#### Highways Officer – No objection

Designing Out Crime Officer – No objection

**b) Local groups**

- None

**c) Adjoining Occupiers**

- Nearby owners/occupiers were notified of the application and no representations were received.

**6. POLICIES AND GUIDANCE**

6.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

6.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

6.3 The National Planning Policy Framework was updated 20<sup>th</sup> July 2021.

6.4 The development plan for Bromley comprises the Bromley Local Plan (Jan 2019) and the London Plan (Mar 2021). The NPPF does not change the legal status of the development plan.

6.5 The application falls to be determined in accordance with the following policies:

**6.6 National Policy Framework 2021**

**6.7 NPPG**

**6.8 The London Plan**

D1 London's Form, Character and Capacity for Growth  
D3 Optimising site capacity through the design-led approach  
D4 Delivering Good Design  
D8 Public Realm  
HC1 Heritage conservation and growth

## **6.9 Bromley Local Plan 2019**

32 Road Safety  
33 Access for All  
37 General Design of Development  
41 Conservation Areas  
94 District Centres

## **6.11 Bromley Supplementary Guidance**

Supplementary Planning Guidance 1 - General Design Principles

Beckenham Town Centre Conservation Area SPG Streetscape Manual (LBB)

## **7. Assessment**

### **7.1 Design – Not Acceptable**

7.1.1 Design is a key consideration in the planning process. Good design is an important aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

7.1.2 London Plan and Bromley Local Plan policies further reinforce the principles of the NPPF in setting out a clear rationale for high quality design.

7.1.3 London Plan Policy D4 requires developments to have regard to the form, function, and structure of an area. Policy 37 of the Bromley Local Plan states that all development proposals, including extensions to existing buildings, will be expected to be of a high standard of design and layout.

7.1.4 The Street Hub would have a total height of 3m and be 1.2m wide. It is noted that the proposal has a similar size of the existing BT payphone. However, the existing BT payphone at this location is already considered to be rather bulky and excessive. Given that the proposal is higher than the existing structure with two non-static advertisements on both sides; and there is other street furniture in the area, e.g. table and chairs outside No. 75 and a street tree, it is considered that the proposal would appear to be overdominant and intrusive in the area and it would cause a negative impact on the streetscene.

7.1.5 With regards to promoting public safety, section 8 of the NPPF states that “Planning policies and decisions should aim to achieve healthy,

inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life of community cohesion". Policy 37 of the Bromley Local Plan states that "Security and crime prevention measures should be included in the design and layout of building and public areas."

7.1.6 The Design out crime officer was consulted and there is no significant objection to a Street Hub being installed at this location.

## **7.2 Heritage Assets – Not Acceptable**

7.2.1 The NPPF sets out in section 16 the tests for considering the impact of a development proposal upon designated and non-designated heritage assets. The test is whether the proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset and whether it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits. A range of criteria apply.

7.2.2 Paragraph 196/197 state where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

7.2.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a requirement on a local planning authority in relation to development in a Conservation Area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

7.2.4 Interpretation of the 1990 Act in law has concluded that preserving the character of the Conservation Area can not only be accomplished through positive contribution but also through development that leaves the character or appearance of the area unharmed.

7.2.5 The application site lies within the Beckenham Town Centre Conservation Area. London Plan Policy HC1 and Policy 41 of the Bromley Local Plan are relevant to this application. These policies seek to preserve and enhance the character and appearance of the Conservation Areas.

7.2.6 The Conservation Officer has been consulted and raised an objection to the location of the BT Street Hub. The proposed new unit would appear to be intrusive and over-dominant at this location. It would be highly obtrusive causing street clutter and compromising the special

qualities of this part of the Conservation Area. The proposal would be considered unacceptable and it would add to clutter in the Beckenham Conservation Area.

### **7.3 Highways - Acceptable**

7.3.1 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. The NPPF clearly states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

7.3.2 The proposed location is at Beckenham High Street. The Highways Officer was consulted and there are no highways concerns regarding impacts on road safety and pedestrians.

### **7.4 Neighbouring Amenity - Acceptable**

7.4.1 Policy 37 of the Bromley Local Plan seeks to protect existing residential occupiers from inappropriate development. Issues to consider are the impact of a development proposal upon neighbouring properties by way of overshadowing, loss of light, overbearing impact, overlooking, loss of privacy and general noise and disturbance.

7.4.2 The Street Hub would be located within Beckenham Town Centre alongside commercial and retail premises. It is considered that the proposal would not have any significant neighbouring amenity impact on the residents in the area.

## **8. CONCLUSION**

8.1 Having had regard to the above it is considered that the development in the manner proposed is unacceptable as it would result in a significant impact detrimentally on the character of the area.

8.2 Background papers referred to during production of this report comprise all correspondence on the files set out in the Planning History section above, excluding exempt information.

## **RECOMMENDATION: REFUSAL**

### **Reason for refusal:**

The proposed BT Street Hub by reason of its size and siting is an intrusive feature in the street scene detrimental to the character of the Beckenham Town Centre Conservation Area and is contrary to policies 37, 41 and 94 of the Bromley Local Plan.