
Environment Directorate
PLANNING

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Our ref: 22/P0409/PREAPP

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Mr Richard Wilson
Email: Richardwilson@nwpstreet.co.uk

14 March 2023

BY EMAIL ONLY

Dear Mr Wilson,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

LOCATION: 72 HIGH STREET WHITTON AND 61-63 BROAD STREET TEDDINGTON
PROPOSAL: REMOVAL OF OLD OUTMODED TELEPHONE KIOSKS, AND THE INSTALLATION OF 6 REPLACEMENT NEW ELECTRONIC COMMUNICATIONS SERVICES KIOSKS AT:72 HIGH STREET WHITTON AND 61 BROAD STREET, TEDDINGTON

I write in reference to your request for pre-application advice received 20th December 2022.

This pre-application scheme relates to the removal of a total of 15 existing telephone kiosks throughout the borough, and the replacement with 6 x new kiosks.

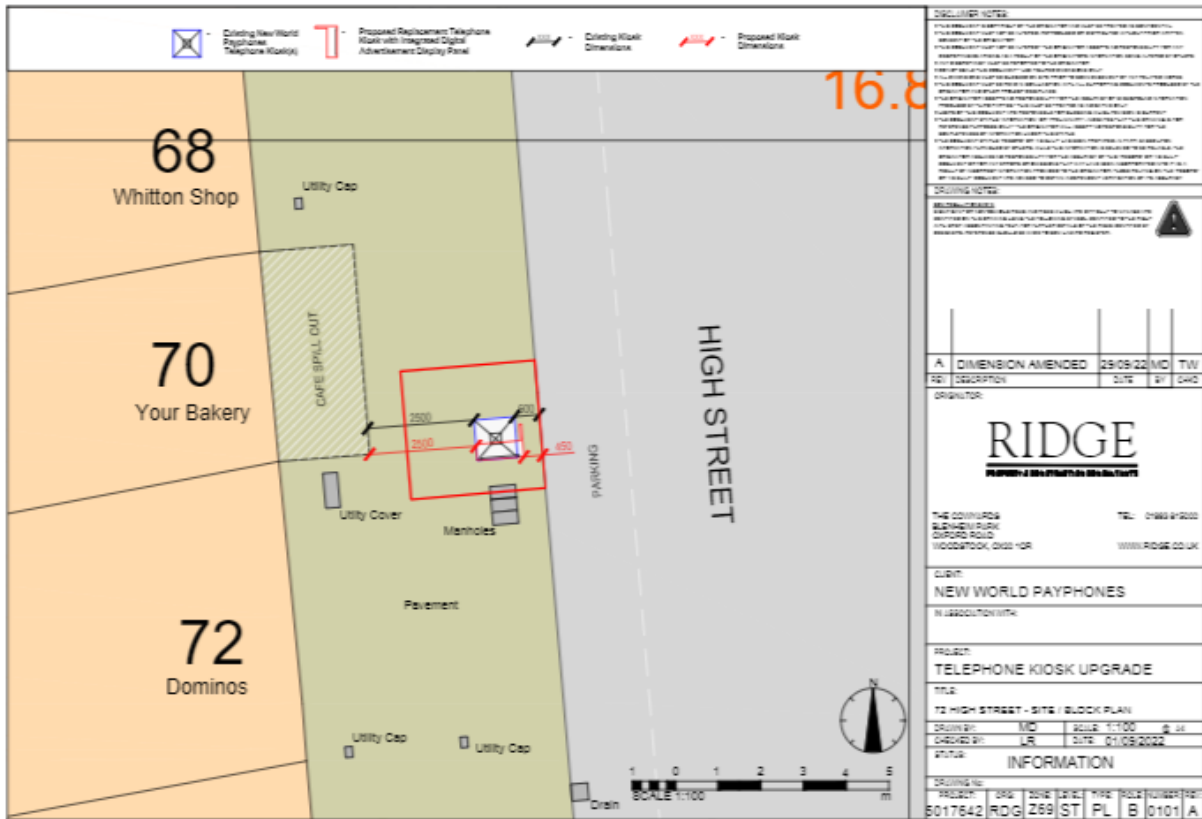
This pre-application advice relates to 2 x sites within the North Area Team of the borough.

It is noted that advice has been provided from the South Area Team on 4 x kiosk sites and this advice is dated 3rd February 2023 reference 22/P0405/PREAPP.

Professional comments

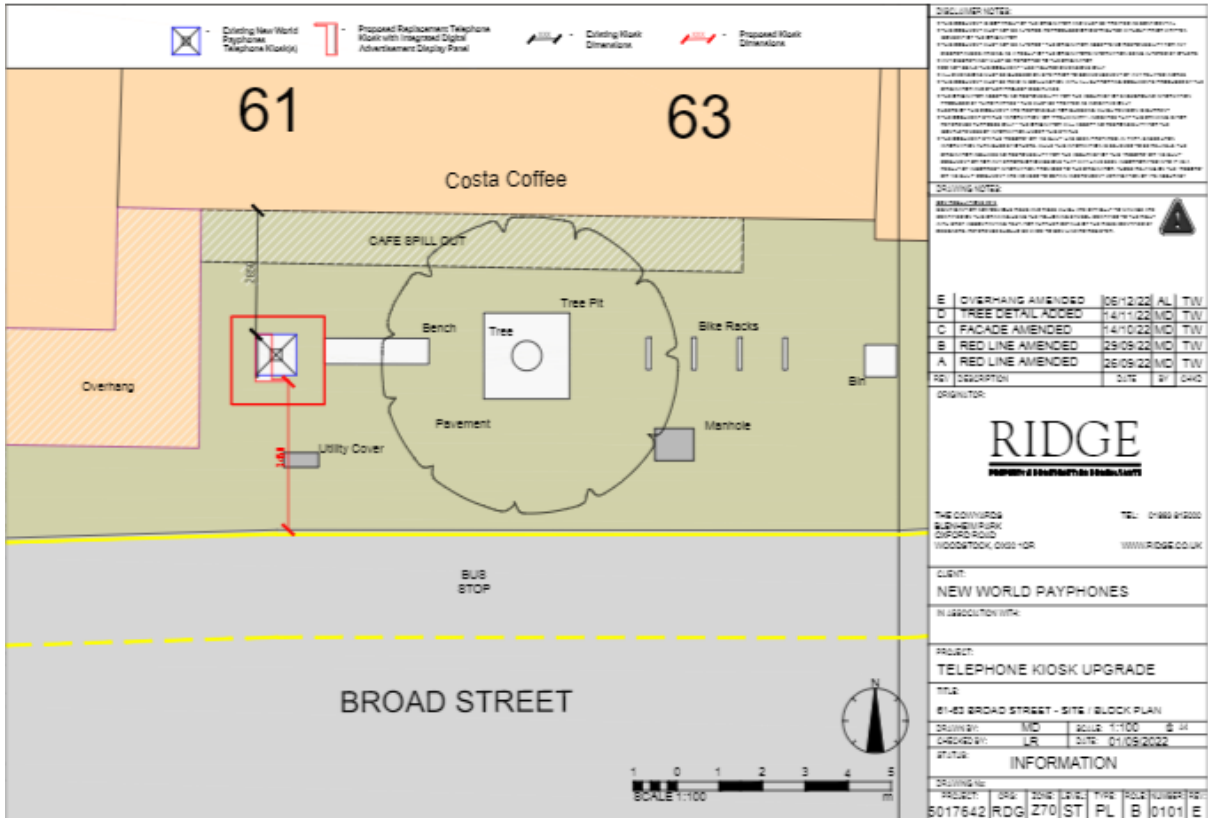
Each of the two sites are assessed below.

72 High Street, Whitton TW2 7LS



- The site is located within the Whitton and Heathfield Village and is not subject to any heritage designations.
- There is no objection to the removal of the existing kiosk which is not considered to contribute to the character of the locality. The proposed kiosk structure is significantly slimmer than the existing and is considered an improvement on the existing situation.
- It is noted that illuminated advertising is proposed. The high street is recognised as an area where such development would be considered acceptable, however an Advert application would also be required to be submitted alongside a Full planning application.
- The site is within Floodzone 1 and is also designated as an Area Susceptible to Groundwater Flood – Environment Agency. Any future application would need to be submitted with a Flood Risk Assessment to address Local Plan Policy LP21.
- Subject to control on illumination it is not considered the proposed would have unreasonable amenity impact on nearby neighbours, nor the safety of the highway.
- It is noted that the footway on which the kiosk will be installed is highway maintained by Richmond Council. The application will need to obtain a Streetworks Permit from Richmond Traffic and Engineering team.
- A Fire Safety Statement (or RES) to address London Plan Policy D12 should be submitted with a future application.

61-63 Broad Street, Teddington TW11 8QZ



- The site is located in the Hampton Wick & Teddington Village Area and is in the vicinity of Conservation Area CA84 Broad Street which is across the road to the south of the site.
- There is no objection to the removal of the existing kiosk which is not considered to contribute to the character of the locality nor neighbouring conservation area. The proposed kiosk structure is significantly slimmer than the existing and will have the same siting as the existing. Overall it is considered an improvement on the existing situation.
- Subject to control on illumination it is not considered the proposed would have unreasonable amenity impact on nearby neighbours, nor the safety of the highway.
- It is noted that illuminated advertising is proposed. Whilst the proposed is located in close proximity to a conservation area where illuminated signs are discouraged, the kiosk siting along the frontage of an area recognised as a Key Shopping Frontage and the surrounding nature of the commercial area, illumination could be considered acceptable subject to appropriate control as mentioned.
- The proposed kiosk is in close proximity to street trees which are designated with Tree Protection Orders. Any future application should include information which demonstrates that there will be no harm to the street tree from direct and indirect construction activity (Policy LP16).
- It is noted that the footway on which the kiosk will be installed is highway maintained by Richmond Council. The application will need to obtain a Streetworks Permit from Richmond Traffic and Engineering team.
- The site is subject to a number of flooding designations in accordance with the Environment Agency including Area Susceptible to Groundwater Flood, Critical Drainage Area, Area Susceptible to Surface Water, and Risk of Flooding from Surface Water 1 in 100 chance. Any future application would need to be submitted with a Flood Risk Assessment to address Local Plan Policy LP21.
- A Fire Safety Statement (or RES) to address London Plan Policy D12 should be submitted with a future application.

Validation Checklist

As well as those documents listed above in this letter, you are advised to review the Local Validation Checklist to ascertain the drawings/reports/documents associated with a major/minor development will need to be submitted with any future application. Further information can be found via link below:

https://www.richmond.gov.uk/media/18491/local_validation_checklist_for_all_applications.pdf

As advised on the Council's website, with the issuing of this letter, this pre-application case is now deemed closed. Any further advice sought from officers will either be charged at the hourly rates as outlined on the Council's website or the full pre-application fee, as deemed appropriate by the Local Planning Authority. [Pre-application advice for householders, developers and businesses - London Borough of Richmond upon Thames](#)

Conclusion

- The principle of removal and replacement kiosk is appropriate in both locations outlined above subject to the appropriate application(s) being submitted and further planning assessment at that stage.
- Illuminated advertising would be controlled, and ADV Planning permission is also required for Advertisements for the illuminated signage on the side of each kiosk.
- The applicant is advised that necessary licenses are required from the Council for works within the footpaths maintained by the Council. This would likely be included as an informative on future applications.
- Information to address Fire Safety London Plan policy D12, and Local Plan policy LP21 for Flood Risk is required for both sites.
- Further information should be submitted for the Broad Street kiosk due to the proximity to a street tree.

Without prejudice

Any given advice by Council Officers from pre-application enquiries does not constitute a formal response or decision of the Council with regard to future planning consents. Any views or opinions expressed are given in good faith and to the best of ability without prejudice to formal consideration of any planning application, which was subject to public consultation and ultimately decided by the Council. You should therefore be aware that officers cannot give guarantees about the final form or decision that will be made on your planning or related applications.

Although the advice note will be brought to the attention of the Planning Committee or an officer acting under delegated powers, it cannot be guaranteed that it will be followed in the determination of future related planning applications and in any event circumstances may change or come to light that could alter the position. It should be noted that if there has been a material change in circumstances or new information has come to light after the date of the advice being issued then less weight may be given to the content of the Council's pre-application advice of schemes. You are also advised to refer to local and national validation checklist on the Council's website.

In the meanwhile should you have any further concerns or enquiries please do not hesitate in contacting me.

Yours sincerely

Chris Tankard
Area Team Manager - Development Management (Richmond - North)
Serving Richmond and Wandsworth Councils

