

**Application reference: 23/1554/FUL**  
**TEDDINGTON WARD**

Date application received	Date made valid	Target report date	8 Week date
06.06.2023	26.07.2023	20.09.2023	20.09.2023

**Site:**

Telephone Kiosk Outside, 61 Broad Street, Teddington,

**Proposal:**

Replacement of existing telephone kiosk with new telephone kiosk with integrated digital advertising display.

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

**APPLICANT NAME**

Mr Richard Wilson  
33 Golden Square  
London  
W1F 9JT

**AGENT NAME**

**DC Site Notice:** printed on and posted on and due to expire on

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

7 Arlington Road, Teddington, TW11 8NL -  
63 Broad Street, Teddington, TW11 8QZ, - 26.07.2023  
Maisonette Gound And First Floors, 52 Broad Street, Teddington, TW11 8QY, - 26.07.2023  
Second Floor Flat, 56 Broad Street, Teddington, TW11 8QY - 26.07.2023  
54C Broad Street, Teddington, TW11 8QY, - 26.07.2023  
52 Broad Street, Teddington, TW11 8QY, - 26.07.2023  
56 Broad Street, Teddington, TW11 8QY, - 26.07.2023  
First Floor Flat, 56 Broad Street, Teddington, TW11 8QY, - 26.07.2023  
54D Broad Street, Teddington, TW11 8QY, - 26.07.2023  
Flat, 50 Broad Street, Teddington, TW11 8QY, - 26.07.2023  
54B Broad Street, Teddington, TW11 8QY, - 26.07.2023  
54A Broad Street, Teddington, TW11 8QY, - 26.07.2023  
52A Broad Street, Teddington, TW11 8QY, - 26.07.2023  
50 Broad Street, Teddington, TW11 8QY, - 26.07.2023  
61A Broad Street, Teddington, TW11 8QZ, - 26.07.2023  
59 Broad Street, Teddington, TW11 8QZ, - 26.07.2023  
61 Broad Street, Teddington, TW11 8QZ, - 26.07.2023  
29 Albany Passage, Richmond, TW10 6DL -

**History: Development Management, Appeals, Building Control, Enforcements:**

Development Management

Status: PCO

Application: 23/1554/FUL

Date:

Replacement of existing telephone kiosk with new telephone kiosk with integrated digital advertising display.

<b>Application Number</b>	<b>23/1554/FUL</b>
<b>Address</b>	<b>Telephone Kiosk Outside 61 Broad Street Teddington</b>
<b>Proposal</b>	<b>Replacement of existing telephone kiosk with new telephone kiosk with integrated digital advertising display.</b>
<b>Contact Officer</b>	<b>Nancy Collinge / Ramasankaran Rajendran</b>
<b>Legal Agreement</b>	<b>NO</b>

## 1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

Before preparing this summary report the planning officer has visited the application site, considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during the site visit, any comments received in connection with the application and any other case specific considerations which are material to the decision.

## 2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The subject site provides for a telephone kiosk located on the pavement outside No.61 Broad Street, Teddington. The site is within the vicinity of Conservation Area CA84 Broad Street which is across the road to the south of the site.

The application site is situated within Teddington Village and is designated as:

- Area Susceptible To Groundwater Flood - Environment Agency
- Article 4 Direction A1 to A2
- Article 4 Direction Basements
- Critical Drainage Area - Environment Agency
- Highway Maintained At Public/Private Expense
- Increased Potential Elevated Groundwater
- Main Centre Boundary - Teddington
- Main Centre Buffer Zone Teddington Town Centre Boundary Buffer Zone
- Risk of Flooding from Surface Water 1 in 100 chance - Environment Agency
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency
- Surface Water Flooding (Area Susceptible to) - Environment Agency
- Take Away Management Zone
- Village Character Area - Broad Street and Queens Road - Area 15 Hampton Wick & Teddington Village Planning Guidance Page 55 CHARAREA11/15/01

## 3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed works involve replacing the existing telephone kiosk with a proposed new telephone kiosk with an integrated digital advertising display.

The proposals form part of a rationalisation of existing telephone kiosks in the borough, which overall results in the removal of 15 x existing kiosks and the replacement of 6 kiosks. The table below provides an outline of the applicant's proposals.

Kiosk to be removed	Kiosk to be removed	Kiosk to be removed	Kiosk to be removed	Proposed new services kiosk
172-176 Upper Richmond Rd West	172-176 Upper Richmond Rd West	*437 Upper Richmond Rd West		<b>172-176 Upper Richmond Rd West, East Sheen</b>
4-10 Sheen Rd Richmond	118-120 Sheen Rd Richmond	10 Station Parade Kew		<b>Pavement north side of Lower Richmond Rd, Richmond</b>
35 London Rd Twickenham	35 London Rd Twickenham			<b>35-41 London Road, Twickenham</b>
43 King Street Twickenham	62-64 Heath Rd Twickenham			<b>43 King Street, Jnc Cross Deep, Twickenham</b>
72 High Street Whitton				<b>72 High Street, Whitton</b>
61-63 Broad St Teddington	6 High Street Teddington	171B High St Hampton	171B High St Hampton	<b>61 Broad Street, Teddington</b>

\* Already removed

The planning history can be found above including an accompanying advert consent application.

#### 4. CONSULTATIONS CARRIED OUT

The neighbours notified of this application are listed above.

3 letters of objection have been received and the comments can be summarised as follows:

- Objection to removal of kiosk on Albany Passage.
- Objection to removal of a red phone booth.
- Objection to loss of red phone booths. Comment that the proposal provides no public benefit and is unattractive.

Neighbour amenity considerations are assessed under Section 6 (impact on neighbour amenity) in the report below.

#### Tree Officer Comments - No objection subject to conditions

The proposed kiosk is approximately 5m from the centre of a Lime tree and 2m from the edge of its canopy. No arboricultural details have been supplied. The proposed kiosk is 148mm wider than the current kiosk; any additional footing is likely to be of a modest degree. I see no obvious reason that the proposals could not be implemented without harm to trees by the design or implementation. This should be secured by condition of an AMS.

#### 5. MAIN POLICIES RELEVANT TO THE DECISION

##### **NPPF (2021)**

The key chapters applying to the site are:

- 4. Decision-making
- 7. Ensuring the vitality of town centres
- 12. Achieving well-designed places

These policies can be found at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

##### **London Plan (2021)**

The main policies applying to the site are:

- SD6 Town Centres and high streets
- SD7 Town Centres: development principles and Development Plan Documents
- SD8 Town Centre network
- D4 Delivering good design
- D5 Inclusive Design
- D12 Fire Safety

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan>

##### **Richmond Local Plan (2018)**

The main planning considerations applying to the site and the associated Local Plan policies are:

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Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1,	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No
Sustainable Travel Choices/Pedestrian and Highway Safety	LP44	Yes	No

These policies can be found at

[https://www.richmond.gov.uk/media/15935/adopted\\_local\\_plan\\_interim.pdf](https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf)

### Richmond Publication Local Plan (Regulation 19 version)

The Richmond Publication Version Local Plan (Regulation 19 version) and its supporting documents, including all representations received, was considered at Full Council on 27 April. Approval was given to consult at Regulation 19 and, further, to submit the Local Plan to the Secretary of State for Examination in due course.

The Richmond Publication Version Local Plan (Regulation 19 version) and its supporting documents, including all the Regulation 18 representations received, was considered at Full Council on 27 April. Approval was given to consult on the Regulation 19 Plan and, further, to submit the Local Plan to the Secretary of State for Examination in due course.

The Publication Version Local Plan, including its accompanying documents, have been published for consultation on 9 June 2023. Together with the evidence, the Plan is a material consideration for the purposes of decision-making on planning applications.

The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 48 of the NPPF. As the Council considers the emerging Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Note that it was agreed by Full Council that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95/t will continue to be applied; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement at this stage; all other aspects and requirements of these policies will apply.

The main policies applying to the site are:

Issue	Reg 19 Local Plan
Local Character and Design Quality	28, 44
Impact on Amenity and Living Conditions	46
Trees, Woodland and Landscapes	42
Sustainable Travel Choices	47

these policies can be found at

[https://www.richmond.gov.uk/media/fomccpcf/publication\\_local\\_plan\\_low\\_resolution.pdf](https://www.richmond.gov.uk/media/fomccpcf/publication_local_plan_low_resolution.pdf)

### Supplementary Planning Documents

Transport

These documents can be found at:

[https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/supplementary\\_planning\\_documents\\_and\\_guidance](https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance)

## 6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on heritage assets
- ii Impact on neighbour amenity
- iii Flood Risk
- iv Sustainable Travel / Highways and Pedestrian Safety
- v Impact on Trees

### **Issue i – Design and Impact on Local Character**

*Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses.*

The proposed kiosk would be substantially slimmer than existing kiosk, which was installed in 1996, and would be sited in the same position. The existing kiosk is not considered to contribute to the character of the locality, nor the neighbouring conservation area. Overall, the proposals would be considered an improvement on the existing site conditions.

It is noted that illuminated advertising is proposed. The advertising is to be static, however is described to be sequenced to change every 10 seconds. It is observed that there is other illuminated signage which has been approved in the locality, including an 'InLink' sited outside 65 Broad Street and signage to the exterior of the British Heart Foundation.

Subject to control on illumination and the sequence timing it is not considered the proposals would have unreasonable impact upon local character.

Overall and on balance, it is considered that the proposal would conserve local character and would adhere to policy LP1 of the Local Plan.

### **Issue ii – Impact on Neighbour Amenity**

*Policy LP8 sets out that all development is required to protect the amenity and living conditions of neighbouring occupiers with particular regard to daylight and sunlight provision, overlooking, noise or disturbance, sense of enclosure, visual intrusion and overbearing impacts.*

The proposed telephone kiosk with integrated digital advertising display is sited at a distance from nearby residential properties so that the proposal is not considered to materially impact on the residential amenity of nearby occupants in terms of bulk and sunlight impact.

The illumination and sequence of the proposed advertising can be controlled via condition to ensure that nearby residents are not unreasonably impacted.

Given the above it is considered that the proposals satisfy the objectives of Local Plan Policy LP8.

### **Issue iii – Flood Risk**

Paragraph 167 of the NPPF (2021) requires that, "When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment."

The application site is located within Flood Zone 1. The application has been submitted with a Flood Risk Assessment which notes that the site is at low risk of flooding and the footprint of the proposals is minimal which limits any impacts on risk of flooding in the area.

The scheme is considered to comply with Local Plan Policy LP21.

### **Issue iv – Impact on Pedestrian/Highway Safety**

The Council will work in partnership to promote safe, sustainable and accessible transport solutions, which minimise the impacts of development including in relation to congestion, air pollution and carbon dioxide emissions, and maximise opportunities including for health benefits and providing access to services, facilities and employment. The Council will:

D. The road network:

Ensure that new development does not have a severe impact on the operation, safety or accessibility to the local or strategic highway networks.

The siting of the proposal is located adjacent to Lower Richmond Road. It is noted that there are various other illuminated signs in this location, including the previously mentioned 'InLink' located to the east of the

site and the illuminated signage at the end of the bus shelter adjacent to the site. The illumination levels of the proposals can be limited by condition, as can the sequenced intermittent nature of the signage. It is noted that the application states the static signage will change every 10 seconds and this is considered acceptable. As such, subject to conditions, it is not considered the proposals would adversely impact highway and pedestrian safety.

It is noted that the footway on which the kiosk will be installed is a highway maintained by Richmond Council. The application will need to obtain a Streetworks Permit from Richmond Traffic and Engineering team.

Given the above, the proposals are considered to comply with the requirements of Local Plan Policy LP44.

#### **Issue v – Trees**

The proposed kiosk is in close proximity to street trees which are designated with Tree Protection Orders.

The Council's Tree Officer has been consulted and considers that the recommendations and working methodologies of the submitted Tree Report are consistent with good Arboricultural practice for construction activities around trees and are in line with the British Standard BS5837 (2012). The Council's Tree Officer recommends a condition requiring the development to be undertaken in accordance with the submission documents and a detailed AMS to be submitted and approved prior to the commencement of works.

#### **Issue vi – Fire Safety**

The London Plan contains Policy D12 which sets out that a fire safety statement is required for all applications to fulfil the criteria set out in Part A of this policy and to demonstrate fire safety has been considered at an early stage.

In this instance, the applicant has submitted a fire safety statement which is considered to adequately address the above criteria. A condition will be attached securing compliance with this document.

### **7. LOCAL FINANCE CONSIDERATIONS AND OTHER MATTERS**

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Richmond CIL are therefore material considerations.

On initial assessment this development is not considered liable for the Mayoral or Richmond CIL however this is subject to confirmation by the CIL Administration Team

### **8. RECOMMENDATION**

This recommendation is made following careful consideration of all the issues raised through the application process.

Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. For the reasons set out above, this application falls to be determined in accordance with the test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

**Grant planning permission with conditions**

**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - YES / ~~NO~~

**I therefore recommend the following:**

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable  YES\*  NO  
(\*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement  YES\*  NO  
(\*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file)  YES  NO

This application has representations on file  YES  NO

Case Officer (Initials): NCO/RR Dated: 07/11/2023

**I agree the recommendation: CTA**

Team Leader/Head of Development Management/Principal Planner

Dated: .....09/11/2023.....

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management: .....

Dated: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

The following table will populate as a quick check by running the template once items have been entered into Uniform

**SUMMARY OF CONDITIONS AND INFORMATIVES**

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**CONDITIONS**

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**INFORMATIVES**

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