

PLANNING, DESIGN & HERITAGE STATEMENT

Town and Country Planning Act 1990

Town and Country Planning (Control of
Advertisements) (England) Regulations
2007

London Borough of Enfield

April 2024

INTRODUCTION

1. This statement is submitted in support of a dual application, for both planning permission¹ and express advertising consent², by New World Payphones (“NWP”)³.
2. Located within the Palmers Green District Centre, the proposal is for the installation of a new black digital communications kiosk and ancillary advertisement outside 369 Green Lanes.
3. NWP historically agreed to the removal of its black telephone box outside 332 Green Lanes⁴ in 2016, to facilitate the installation of the cycle lane through the centre. Prior to its removal, NWP secured consent for the digital display element of the proposed digital communications kiosk⁵. Consent for the kiosk structure was withheld owing to the proposed cycleway⁶ - which has since been completed.
4. In lieu of the changes made to the public highway, NWP now seeks the reinstatement of its communications infrastructure, albeit on the opposite side of the highway, outside 369 Green Lanes.
5. The National Planning Policy Framework (“the Framework”) states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G)⁷.
6. The Code for Best Practice on Mobile Network Development in England (2022) states that local planning authorities should support the expansion of electronic communications networks and that there should be a presumption in favour of facilitating such development. Local planning authorities should not seek to prevent competition between different operators or question the need for new communications systems⁸.
7. NWP is an Electronic Communications Code Operator under the terms of the Telecommunications Act 1984 and has statutory powers enabling it to operate

¹ Section 62 of the Town and Country Planning Act 1990

² Regulation 9 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007

³ See also the Town and Country Planning (Permitted Development, Advertisement and Compensation Amendments) (England) Regulations 2019

⁴ Appendix 1: Photograph of NWP Kiosk O/S 332 Green Lanes in 2016 (Source: Google Street View – [here](#))

⁵ Appendix 2: Enfield planning ref. 16/01835/ADV

⁶ Enfield planning ref. 17/01486/PAT

⁷ Paragraph 118 of the National Planning Policy Framework (December 2023)

⁸ Ibid. paragraph 122

electronic communications apparatus within the highway for the purpose of its electronic communications network. As the second largest Operator in the UK, NWP operates an electronic communications network of circa 2000 telephone kiosks across the United Kingdom.

8. In recent years, NWP has set about consolidating, rationalising, and upgrading its estate by replacing the tired-looking telephone box structures and outmoded telephony equipment with digital telecommunications infrastructure which better meets the needs of society. This is recognised as key to providing a more open and accessible public realm, as desired by the Council's policy framework.
9. Accordingly, in addition to this Planning Statement, the submission comprises the following documents and drawings:
 - Application Form: Planning and Advertisement Consent
 - Site Location Plan
 - Site Plan
 - Existing Kiosk Elevations
 - Proposed Kiosk Elevations
 - New World Payphones Kiosk Specifications Document
 - Management Plan
 - Completed Community Infrastructure Levy Form
10. The requisite fee of £871 will be submitted via the Planning Portal for the attention of the local planning authority. Notice will also be served on the relevant highway authority.

TELEPHONE KIOSKS IN ENFIELD

11. NWP's electronic communications network in the London Borough consists of 29 kiosks⁹. Six of these locations already feature the proposed new kiosk, the result of consents issued by the Council between 2016 and 2017.
12. Seven of these locations have recently been removed, some of which were the result of highway/landscaping works. It is proposed to upgrade a further six locations, taking the Borough's tally to 12. All other kiosks will be phased out, resulting in more than 50% of the estate being removed.
13. Of the 6 locations identified recently for upgrade, the Council have approved NWP's submissions at the following locations¹⁰:
 - 373B Fore Street (23/03391/ADV and 23/03390/FUL)
 - 186 High Street, Ponders End (23/03442/ADV and 23/03441/FUL)
14. The existing red and black telephone boxes, which date back to the 1990's, are tired-looking structures and outmoded in terms of their telephony equipment. This kiosk type has also experienced historic problems including anti-social behaviour and lack of access for people with mobility impairments. These factors notwithstanding, the kiosks are in use, with most calls made to mobile and 0800 numbers, including the emergency services.
15. The new kiosks will be of an improved design, securing a tangible benefit to the public realm, and will offer enhanced electronic/digital communication services to the public. The upgrade and removal process will be part funded by revenues from advertising and the apparatus will serve as a hub for future upgrades and enhancements of communication networks as technology and societal needs advance.

⁹ Appendix 2: Aerial map of NWP kiosk proposal in London Borough of Enfield

¹⁰ At the time of this application applications 23/03421/ADV and 23/03420/FUL are outstanding while another application has been submitted at 4 Ashfield Parade

THE PROPOSED KIOSK

16. The proposed replacement kiosks are for the purposes of NWP's electronic communications network. Each kiosk is manufactured from robust and high-quality materials, complete with the following multi-functional communication interface:
- A new telephone system with the ability to accept credit/debit card, contactless and/or cash payment;
 - A 24-inch LCD display providing an interactive wayfinding capability;
 - Equipment for the provision of Wi-Fi access points and/or equipment for the provision of public small-cell access nodes;
 - Location-based information (NFC, Bluetooth 4.0 LE); and
 - On the reverse side, a 1635mm (H) x 924mm (W) LCD display for advertising purposes, recessed behind toughened glass.
17. The intention was to create a distinctive and modern telephone kiosk which retained the design influence and heritage of traditional UK phone boxes. The new kiosk is purposefully open, allowing unfettered access for all users including the accessibility impaired whilst also helping to eradicate anti-social behaviour.
18. The existing NWP Telephone Kiosk is box-shaped and enclosed, with a footprint measuring 0.89 square metres (sqm). It is 2430mm high, 948mm wide and 948mm deep. In comparison, the proposed kiosk has a footprint measuring 0.83 sqm, is 2459mm high (a difference of just 29mm), is 1115mm wide (167mm wider than the existing kiosk) and is 762mm deep (195mm less deep than the existing kiosk).
19. The reverse side of the kiosk would incorporate a 1635mm by 924mm integral digital display advertising panel. Phone kiosks have long been synonymous with advertising, used mainly to support the viability and maintenance of the network. Nevertheless, the advertising element is an integral part of the design and pivotal to the funding of the overall goal of rationalising the kiosk estate.
20. The advertisement display would present a range of static images on rotation, at a frequency of once every 10 seconds. Advertisement images would not contain any movement, animation, or flashing lights, with the interchange between each advertisement a gradual and smooth fade.
21. The display would be illuminated to levels recommended by the Institute of Lighting Professionals ('The Brightness of Illuminated Advertisements Including Digital Displays' PLG05, 2023) which states that advertisements with an area of up to 10

sqm should be illuminated to a level no greater than 600 candela per square metre (cd/sqm) at night and 5000 cd/sqm during the day. During periods of darkness, the display's illumination would be restricted to a maximum brightness of 280 cd/sqm; well within the limit prescribed by PLG05/23. During the day, when ambient light levels are significantly greater, the display will be regulated by sensors that monitor and adjust the luminance according to the prevailing conditions. The maximum brightness of the display is 2500 cd/sqm; again, this is well within the limit prescribed by PLG05/23.

22. NWP accept that planning conditions will be necessary to ensure the development operates appropriately. Hence, the following conditions are advanced for consideration by planning officers and consultees in their assessment:

- a) The approved development shall operate in accordance with the approved documents and drawings (specified by the local planning authority).
- b) Express advertising consent is granted for a period of 5 years in accordance with the Regulations.
- c) During periods of darkness, the luminance level of the advertisement hereby approved shall not exceed 600 candela/sqm as advised by the Institute of Lighting Professionals' publication PLG05 (2023): "The Brightness of Illuminated Advertisements" or any successor publication.
- d) The advertisement panel should have a default mechanism to freeze an advertisement in the event of any malfunction.
- e) The advertisement panel shall display only static images, at a frequency of once every ten seconds.

Tree Planting

23. In addition to kiosk removals, and as part of its environmental commitments, NWP has partnered with Trees for Cities, which is a global charitable organisation working to create greener cities internationally.

24. As part of this commitment, NWP offers to plant a tree in a location to be agreed with the Council for every kiosk proposed for upgrade. This could be secured by agreement under either Section 278 of the Highways Act 1980 or Section 106 of the Town and Country Planning Act 1990.

Council Communications

25. The advertisement display is intended not only for commercial use, but as a platform for a range of messages, to include information for local residents and visitors regarding local services, events and news. Subject to agreement, therefore, the proposal includes an offer to the Council to make use of the advertisement display. One ten second slot in each hour, at no cost to the Council, can be made available.

Endorsement of Replacement Kiosks

26. The proposed kiosk represents an improvement on the existing kiosk, both visually and functionally. This has been referenced in several decisions across the UK which also considered the replacement of the older dated kiosks. In Hillingdon, one Inspector stated:

“the existing phone box, which would be replaced as part of the proposed advertisement, is a tired looking feature...the new kiosk would introduce a more appropriate, modern feature and in this respect, it would improve visual amenity”¹¹.

27. Indeed, this is mirrored by a raft of similar decisions in the London Boroughs, where Inspectors have commented favourably on the design and integration of the kiosks with the street scene. In the Royal Borough of Kensington and Chelsea, where 19 new kiosks were permitted, one Inspector considered that the project:

“would not add to street clutter but rather would replace tired looking telephone kiosks with a modern one that would still retain a distinctly traditional and recognisable telephone kiosk in a black finish that would be compatible with the general street furniture in the area.”

28. Lastly, in Wakefield, the Council approved the rationalisation project in July 2019. In granting consent¹², the local planning authority stated that

“[t]he proposed kiosks will replace... telephone kiosks which have been in situ for some considerable time. The proposed kiosk will lessen the overall visual impact simply by reducing the overall built form. The appearance will be more contemporary than the existing units with side windows and

¹¹ Appeal Decision [Lead Case] Ref. APP/R5510/Z/16/3157043

¹² Wakefield Planning Reference 19/01082

roof taking design cues from the original cast iron phone boxes which together with a matt black colour scheme would provide a more subtle appearance than those units currently in situ. Additionally, the two open sides would provide improved user safety and surveillance.”

29. NWP has therefore had great success in renewing and upgrading its estate, to the benefit of the public and the built environment. The merits of both the kiosk’s design and utility are widely recognised across the United Kingdom, operating in 49 local authorities.

NATIONAL AND LOCAL POLICY CONTEXT

National Planning Policy Framework

30. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.
31. This is reiterated in the National Planning Policy Framework (the Framework)¹³, a material consideration in planning decisions in England, which states that the purpose of the planning system is to contribute to the achievement of sustainable development. More specific development-type guidance and advice (i.e. on advertisements and design) is set out in the accompanying Planning Practice Guidance (PPG); this is considered below.
32. Part 6 of the Framework emphasises the role of the planning system in encouraging businesses to invest, innovate and adapt to changing market conditions. Part 8 considers how to promote healthy and safe communities. Part 10 covers the essential role high quality communications infrastructure has on the delivery of sustained economic growth and how the planning system should act to support this type of development. Part 12 advises on how to achieve well-designed places.
33. Paragraph 85 (Section 6) of the Framework states:
- “Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future”.*
34. Paragraph 96 reminds us that *“planning policies and decisions should aim to achieve healthy, inclusive and safe places”* that *“are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion”* (point b).
35. In creating and supporting high quality communications and systems, paragraph 118 of the Framework considers:

¹³ National Planning Policy Framework, published December 2023

“Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments”

36. In doing so, paragraph 119 states that the use *“of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged”*. Paragraph 120 expands on this, stating that local planning authorities *“should not impose a ban on new electronic communications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of electronic communications development, or insist on minimum distances between new electronic communications development and existing development”*.

37. As paragraph 122 confirms, therefore, local planning authorities *“must determine applications on planning grounds only. They should not seek to prevent competition between different operators [or] question the need for an electronic communications system”*.

38. In terms of design, to include the presence of advertisements, paragraph 141 of the Framework states:

“The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.”

39. Where conservation areas and listed buildings are concerned, paragraph 200 also reminds decision makers [and applicants] that in *“determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”*.

Advertisement Control

40. The display of advertisements is subject to a separate consent process within the planning system¹⁴. This is set out in the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (hereafter known as the Regulations). Advertisements are controlled with reference to their effect on amenity and public safety only. Specific guidance relating to advertising developments and on the interpretation of the Regulations is contained within the PPG¹⁵.
41. The impact on visual amenity is assessed in light of the character of an area, which includes the nature and type of surrounding land uses and the existing built form within the particular locality where the proposed advertisement is to be displayed. It is the impact upon local character and any feature of interest that the proposed advertisement is appraised.
42. In terms of public safety, the principal consideration is whether the advertisement would prevent individuals passing the site from exercising the requisite care and attention for themselves and others. It is accepted that advertising is intended to be seen as it is a visible media, but it doesn't automatically follow that roadside advertisements are distracting. Advertising is often part of the fabric of city centres and busy routes where drivers and pedestrians have a high expectation of seeing commercial images and messaging.

The UK Digital Strategy

43. Published in March 2017, the Ministerial forward to the UK Digital Strategy states that the Government is committed to seeing the enormous potential of the digital sector, one of the UK's most important sectors, fulfilled and therefore the provision of a first-class digital infrastructure. The forward adds that this approach must go hand-in-hand with ensuring the benefits are felt across the economy, throughout society and in every corner of the country:

“Every individual and every business should have the skills and confidence to seize the opportunities of digital technology and have easy access to high-quality internet wherever they live, work, travel or learn.”

“The Digital Strategy will deliver the first-class digital infrastructure and advanced skills base that businesses across the country need to be able to take advantage of digital tools. And it will close the digital divide - to ensure that everyone is able to access and use the digital services that

¹⁴ Pursuant to Section 220 of the Town and Country Planning Act

¹⁵ Planning Practice Guidance – Advertisements (updated July 2019)

could help them manage their lives, progress at work, improve their health and wellbeing, and connect to friends and family.”

London Plan

44. Policy 7.3 states that development should reduce the opportunities for criminal behaviour and contribute to a sense of security without being overbearing or intimidating. Design should:

- encourage a level of human activity that is appropriate to the location, incorporating a mix of uses where appropriate, to maximize activity throughout the day and night, creating a reduced risk of crime and a sense of safety at all times;
- places, buildings and structures should incorporate appropriately designed security features; and,
- schemes should be designed to minimise on-going management and future maintenance costs of the particular safety and security measures proposed.

Local Planning Policy

45. The development plan for the Borough comprises the Core Strategy (November 2010) and the Development Management Document (November 2014), the relevant policies of which are set out as follows:

Core Policy 30 – Maintaining and improving the quality of the built and open environment.

46. All developments and interventions in the public realm must be high quality and design-led, having special regard to their context. They should help to deliver Core Policy 9 (Supporting Community Cohesion) by promoting attractive, safe, accessible, inclusive and sustainable neighbourhoods, connecting and supporting communities and reinforcing local distinctiveness.

Core Policy 31 – Built and Landscape Heritage

The Council will implement national and regional policies and work with partners (including land owners, agencies, public organisations and the community) to proactively preserve and enhance all of the Borough's heritage assets.

DMD 37 – Achieving high quality and design-led development

47. Development that is not suitable for its intended function, that is inappropriate to its context, or which fails to have appropriate regard to its surroundings, will be refused. It should capitalise on the opportunities available for improving an area in accordance with the following objectives of urban design:

- i. Character: Locally distinctive or historic patterns of development, landscape and culture that make a positive contribution to quality of life and a place's identity should be reinforced;
- ii. Continuity and Enclosure: Public and private spaces and buildings are clearly distinguished, safe and secure;
- iii. Quality of the Public Realm: Safe, attractive, uncluttered and effective spaces and routes should be provided;
- iv. Ease of Movement: Development should be inclusive, easy for all to get to and move around, connect well with other places, put people before private vehicles and integrate land uses with sustainable modes of transport;
- v. Legibility: Development should be easy to understand with recognisable and intuitive routes, intersections and landmarks;
- vi. Adaptability and Durability: Development should be durable and flexible enough to
- vii. respond to economic, social, environmental and technological change. Its design and materials should ensure long term resilience and minimise ongoing maintenance;
- viii. Diversity: Where appropriate, development should provide variety and choice through the provision of a mix of compatible uses that work together to create viable places that respond to local needs.

DMD 81 – Landscaping (Green Infrastructure)

48. Proposed development must provide high quality landscaping that enhances the local environment. Landscaping should add to the local character, benefit biodiversity, help mitigate the impacts of climate change and reduce water run-off. Priority should be given to planting large, shade-producing trees and indigenous species, or other species of high ecological value, where situations allow.

49. NWP has significant experience in delivering such infrastructure with its partners and would encourage the Council to explore this opportunity.

PLANNING ASSESSMENT

50. In assessing the application, the traditional planning considerations apply¹⁶, as well as those set out in the Town and Country Planning (Control of Advertisements) (England) 2007. The latter reiterates that advertisements are to be controlled only with regard to their effect on amenity and public safety, and any other material considerations.
51. Taken as a whole, therefore, the main planning considerations are whether the proposed kiosk, by virtue of its design, siting and use, will preserve or enhance the character and setting of the wider street scene and safeguard pedestrian movement and safety.

Application Site and Surroundings

52. The application site comprises an area of pavement on the western side of Green Lanes, within the Palmers Green District Centre, as defined by the extant policy framework.
53. As befitting its status, Green Lanes is a busy and active commercial thoroughfare. Street furniture is a common theme throughout, with bins, street columns, cycle racks, telephone boxes in the vicinity. Advertisements are prominent but mainly confined to street level with retailers, bus shelters and other network operators having internally illuminated facias or displays.
54. The site is not within a conservation area as defined by the local policy framework, nor are there any statutory listed buildings near the proposed site which warrant special consideration given the distances retained. The site is not within an area designated as prone to flooding¹⁷.

Material Considerations

55. The proposal before the Council is a familiar one. As set out in paragraphs 1 through 4, NWP removed its kiosk outside 332 Green Lanes to accommodate the current cycle lane, which runs on either side of the highway. NWP had previously received advertising consent for the digital display at that location, with the planning consent application that followed blocked due to the fruition of the (now complete) cycle lane proposal. While the cycle lane installation removed the ability of NWP to re-install its plant, it nevertheless affirmed the permissibility of the proposal in this general area.

¹⁶ Section 38(6) of the Planning and Compulsory Purchase Act 2004

¹⁷ Flood Map for Planning Services

56. Indeed, it is trite law that local planning authorities should seek to ensure consistency in their general approach towards the determination of applications in particular localities; and the Secretary of State should ensure the same approach is taken to appeals.

57. This is all evidence in favour of the dual application before the Council, demonstrating that the proposed digital communications kiosk is wholly appropriate and would offer tangible benefits on the existing situation.

Design, siting and appearance

58. The proposal would see the installation of a new black digital communications kiosk as indicated in the enclosed Site Plan. The longer side, featuring the advertisement display, would be perpendicular to the road and face south.

59. It is acknowledged that the digital communications kiosk would be marginally taller and wider in appearance than its predecessor, though not as tall as that granted to JC Decaux¹⁸ at 262 Green Lanes to the south. It would be slimmer than its predecessor and the JC Decaux scheme and occupy a smaller footprint. It would have slenderer proportions, a plainer form, more streamlined detailing, and a restrained, black monotone colour, giving it a more neutral, background character in the street scene. Simply put, it would appear less bulky and less conspicuous than the phone boxes being replaced across the Borough.

60. The design of the roof and side panel, which would provide some shelter from the elements, would allow access for those with mobility impairment, improve natural surveillance, as desired by consultees in similar applications, and retain the desired footway width available to pedestrians.

61. Visually, the replacement's simple modern appearance, which integrates the design lineage of traditional telephone boxes with a contemporary twist, ensures it is an appropriate and aesthetically pleasing addition to the commercial street scene, in which it would be visually read.

62. Indeed, given the established commercial setting of Green Lanes, the proposal would not undermine its character as a place to live in, work in, or visit. More generally, removing the potential for anti-social use inside phone boxes (to be

¹⁸ Appendix 3: Enfield planning refs. 23/01912/FUL and 23/01913/ADV

removed elsewhere), as well as their forlorn appearance, would enhance the character and townscape qualities of the Borough.

63. It would not result in any greater sense of clutter and would also accord with policies in the development plan that seek to ensure telecommunication development is sited so that it does not adversely affect the character and appearance of the surrounding area and street scene.
64. Taken as a whole, therefore, the reduction in scale, improved design and siting ensure it would, as a minimum, preserve the character and appearance of the site and the immediate locality, as desired by national and local policy.

The Advertisement

65. The advertisement would be integrated into the kiosk structure, on the reverse side of the kiosk. It would display static advertisement images sequentially, and on rotation. In terms of amenity, the PPG advocates siting advertisements in commercial and industrial areas where their appearance is generally commensurate to the function of said areas; *this is the case here*.
66. The display would be integrated into a well-designed contemporary and slimline structure and complement the retail offer of the wider area, which is confined to ground floor level. Moreover, sited below streetlamp level, there is unlikely to be an appreciable change in the amenity status of the locality due to the advertisement's illumination. It would comply with the necessary standards and conditions advanced (above) would ensure compliance. Hence, its effect on the wider locality would be appreciably limited.
67. Consequently, the proposed advertisement would not detract from the amenity, character, or appearance of an overtly commercial area – *as determined in previous applications determined by the Council*.
68. In safety terms, it is unlikely that an advertisement would compromise the safety of any passers-by. The kiosk/advert structure would replace an existing structure in the footway in any case. Although it would show images on rotation, advertisements would contain no moving images, video or flashing images. Situated in a commercial area, therefore, it is unlikely that the proposal would result in any material distraction.

69. In these circumstances, the proposed advertisement would not constitute a potentially hazardous distraction to anyone exercising a reasonable standard of care for their own and others' safety.

SUMMARY AND CONCLUSION

70. Bearing the foregoing, it is considered that the proposal will bring about improvements in the public realm by removing tired and worn kiosks, and replacing them with modern communications systems, of a design and appearance which better reflects contemporary build and social standards.
71. This would accord with the general thrust of local policies, which aim to secure good design and benefits to the public realm. It would also accord with the Regulations' aim that the amenity and safety of those in the locality are safeguarded for the foreseeable future.
72. The application reflects the applicant's preferences. Should the Council wish to discuss any aspect of the scheme, New World Payphones would welcome the opportunity to address any concerns prior to determination.

NWP

APPENDIX 1

393 A105

London, England

Google Street View

Apr 2016

See latest date



APPENDIX 2

CONSENT GRANTED SUBJECT TO CONDITIONS



Mr Tony Dunseath
20-24 Broadwick Street
London
W1F 8HT
United Kingdom

Please reply to: Ms Marina Lai
Email: planning.decisions@enfield.gov.uk
My ref: 16/01835/ADV
Date: 22 June 2016

Dear Sir/Madam

In accordance with the provisions of the Town and Country Planning (Control of Advertisements) Regulations, 1992 and the Town and Country Planning Act, 1990 and the Orders made thereunder, and with regard to your application at:

LOCATION: Public Footpath Outside 332 Green Lanes London N13 5TW
REFERENCE: 16/01835/ADV
PROPOSAL: Installation of an internally illuminated digital panel as integral part of new telephone kiosk.

ENFIELD COUNCIL, as the Local Planning Authority, give you notice that the application, as described above, is **GRANTED** subject to the following conditions:-

1 (1) This consent permits the display of the advertisement(s) for a period of five years beginning with the date of this notice, after this period the use of the site for the display of the advertisement shall cease and the advertisement and any supporting structure shall be removed and the land/building on which the advertisement is displayed shall be reinstated. (2) The advertisement(s) displayed shall be maintained in a clean, tidy and safe condition. (3) Notwithstanding this consent no advertisement shall be displayed without the permission of the owner of or the permission of any other person with a controlling interest in the land. (4) Notwithstanding this consent no advertisement shall be displayed so as to obscure or hinder the interpretation of any road traffic sign, railway signal or aid to navigation by road, railway, water or air, or otherwise to render hazardous the use of any highway, railway, waterway or aerodrome.

Reason: In the interests of amenity, highway safety and public safety, and to comply with Regulation 13 of the Town and Country Planning (Control of Advertisement) Regulations 2007.

2 The intensity of the illumination of the signs permitted by this consent shall be no greater than that recommended by the Institution of Lighting Engineers for a sign within a Lit Zone in their Technical Report No.5 (Third Edition-2001).

Ian Davis
Director - Environment
Enfield Council
Civic Centre, Silver Street
Enfield EN1 3XY

Phone: 020 8379 1000
Website: www.enfield.gov.uk



Reason: In the interests of amenity and highway safety.

Dated: 22 June 2016

Authorised on behalf of:

Mr A Higham
Head of Development Management
Development Management,
London Borough Enfield,
PO Box 53, Civic Centre,
Silver Street, Enfield,
Middlesex, EN1 3XE

If you have any questions about this decision, please contact the planning officer
Marina.Lai@enfield.gov.uk.

List of plans and documents referred to in this Notice:

Title/Number	Version	TYPE
SPECIFICATION DOCUMENT SITE LOCATION PLAN		Supporting Information Drawing

Additional Information

1. The applicant is informed that it is the understanding of the Local Planning Authority that the telephone kiosk is to be installed in accordance with Part 16 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). As set out in Part 16 the apparatus shall be removed from the land on which it is situated as soon as reasonably practicable after it is no longer required for electronic communications purposes and such land, building or structure is restored to its condition before the development took place, or to any other condition as may be agreed in writing between the Local Planning Authority and the applicant. As such, the advertisement hereby approved on the kiosk is permitted only whilst the apparatus is operational and shall otherwise be removed.

Rights of Applicants Aggrieved by Decision of Local Planning Authority

1. Where, on application being made for consent under Town and Country Planning (Control of Advertisements) Regulations, 1992, consent is refused by the Local Planning Authority or is granted by them subject to conditions, the applicant may appeal to the Secretary for the Environment **within 8 weeks from the date of this notice.**
2. Provided that the Secretary of State shall not be required to determine an appeal under Regulation 15 if it appears to him, having regard to the provisions of the aforesaid Regulations, that consent for the display of advertisements in respect of which application was made could not have been granted by the Local Planning Authority, or could not have been granted otherwise than subject to the conditions imposed by them.

3. Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/14 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online, using the Appeals area of the Planning Portal (www.planningportal.gov.uk/pcs). Your appeal may be published on the Council and the Planning Inspectorate websites. Please only provide information, including personal information belonging to you that you are happy to be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. The Planning Inspectorate's leaflet "Your Guide to Appeals Online" is available from the Planning Portal at www.planningportal.gov.uk/pcs. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order. **Note that a copy of the appeal also needs to be sent to the Local Planning Authority (email address planning.decisions@enfield.gov.uk).**



Devonshire Road

Devonshire Road

Green Lanes

Hazelwood Lane

The Grove

0-s 332 Green Lanes

N13 5TW



© UKMap Copyright. The GeoInformation Group 2010. Ordnance Survey No. 2301LON10003121115. Licence No. 1:1250

0m 10m 20m 30m



APPENDIX 3

PLANNING GRANTED



Mr Martin Stephens

Please
reply to:

Mrs Jennie Rebaïro

Email: planning.decisions@enfield.gov.uk

My ref: 23/01912/FUL

Date: 4 August 2023

Dear Sir/Madam

In accordance with the provisions of the Town and Country Planning Act, 1990 and the Orders made thereunder, and with regard to your application at:

LOCATION: Public Footpath Outside 262 Green Lanes Enfield N13

REFERENCE: 23/01912/FUL

PROPOSAL: Installation of a multi-functional Communication Hub.

ENFIELD COUNCIL, as the Local Planning Authority, give you notice that the application, as described above, is **GRANTED**, subject to the following conditions:-

1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the approved plans,

Site location Plan and Images

Noise Level Report

Appendix A Hub Unit Detail

Appendix B Sustainability Aims


Appendix C Pavement Reinstatement

Unit Management Plan.

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

Brett Leahy
Director, Planning & Growth
Enfield Council
Civic Centre, Silver Street
Enfield EN1 3XY

www.enfield.gov.uk

 If you need this document in another language or format, contact the service using the details above.

3 The intensity of the illumination of the sign permitted by this consent shall be no greater than 600cd/m2 between dusk till dawn, or (where unspecified), within that recommended by the Institution of Lighting Professionals (ILP) Guidance note 05 "The Brightness of Illuminated Advertisements".

Reason: In the interests of amenity and highway safety.

4 This Street Hub must be managed in accordance with the agreed JCDecaux Communication Hub Management Plan and must include the ongoing use of an algorithm to identify repeated anti-social number use, with a review after the first three months of installation between police and BT to assess any issues arising. Any change to the ASB management plan should be approved by the local planning authority and the Metropolitan Police Designing Out Crime Team. The ASB management plan must remain for the lifetime of the device.

Reason: In the interests of designing out crime in the immediate area.

Dated: 4 August 2023

Authorised on behalf of:

Mr A Higham
Head of Development Management
Development Management,
London Borough Enfield,
PO Box 53, Civic Centre,
Silver Street, Enfield,
Middlesex, EN1 3XE

If you have any questions about this decision, please contact the planning officer
jennie.rebairo@enfield.gov.uk.

List of plans and documents referred to in this Notice:

Title/Number	Version	TYPE
see condition 2		Drawing

Additional Information

The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers if any issues occur once installed. A 3 month review following installation should be completed to ensure all organisational learning opportunities are identified for the MPS (DOCOs) and BT.

MPS DOCOs are available free of charge and can be contacted via email:
docomailbox.ne@met.police.uk or phone: 0208 217 3813.

NOTE(S)

1. Your attention is particularly drawn to the rights of applicant's aggrieved by this decision, which are set out at the end of this notice.
2. This decision does not purport to convey any approval or consent which may be required under Building Regulations or any other statutory purpose.
3. Obtaining consent for development is the first stage and you may need to apply to the Council for additional matters. Your attention is drawn to the next steps information provided below.

NEXT STEPS:

Conditions attached to this notice which require approval by the Local Planning Authority will need to be submitted on a form available at:

www.planningportal.co.uk/planning/planning-applications/consent-types/approval-discharge-of-conditions. Discharge of conditions applications are generally subject to a fee.

If your proposal is liable for the Community Infrastructure Levy (CIL) you will need to submit Form 2: Assumption of Liability and CIL Form 6: Commencement Notice to CIL@enfield.gov.uk. Forms are available at www.planningportal.co.uk/planning/policy-and-legislation/CIL/download-the-forms.

For more information about making a Building Regulations application, please contact Enfield Council Building Control Team by email building.control@enfield.gov.uk, or see our website at [Building control | Enfield Council](#)

If this permission relates to developing a new property, you will need to apply to Street and building naming and numbering. Further details on how to apply can be found at <https://www.enfield.gov.uk/services/planning/street-naming-and-numbering>

APPEAL GUIDANCE:

Should you (an applicant or agent) feel aggrieved by the decision of the Council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Sections 78 and 195 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Any such appeal must be made within the relevant timescale for the application types noted below, beginning with the date of the decision notice (unless an extended period has been agreed in writing with the Council):

- Six months: Full (excluding householder and minor commercial applications), listed building (including Certificate of Lawfulness in relation to a listed building), Section 73 'variation/removal', Section 73 'minor material amendment', extension of time and prior approval applications.
- 12 weeks: Householder planning, householder prior approval and minor commercial applications.
- 8 weeks: Advertisement consent applications
- No timescale: Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued, the appeal period may be significantly reduced, subject to the following criteria:

- Where the development proposed by your application is the same or substantially the same as development that is the subject of an enforcement notice served within the last two years you must appeal within 28 days of the date of the application decision
- Where an enforcement notice is served on or after the decision date on your application relating to the same or substantially the same land and development as in your application and if you want to appeal against the Council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from <https://www.gov.uk/appeal-planning-decision> or by contacting 03034445000. The appeal must be sent to PINS. A copy must also be sent to the Council at planning.appeals@enfield.gov.uk.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are exceptional special circumstances. The Secretary of State can refuse to consider an appeal if the Council could not have granted planning permission for the proposed development or could not have granted without the conditions it imposed, having regard to the statutory requirements and provision of the Development Order and to any direction given under the Order. In practice it is uncommon for the Secretary of State to refuse to consider appeals solely because the Council based its decision on a direction given by the Secretary of State.

PURCHASE NOTICES:

If either the Local Planning Authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render that land capable of a reasonable beneficial use by carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a Purchase Notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

CONSENT GRANTED SUBJECT TO CONDITIONS



Mr Martin Stephens

Please reply to: Mrs Jennie Rebaïro

Email: planning.decisions@enfield.gov.uk

My ref: 23/01913/ADV

Date: 4 August 2023

Dear Sir/Madam

In accordance with the provisions of the Town and Country Planning (Control of Advertisements) Regulations, 1992 and the Town and Country Planning Act, 1990 and the Orders made thereunder, and with regard to your application at:

LOCATION: Public Footpath Outside 262 Green Lanes Enfield N13
REFERENCE: 23/01913/ADV
PROPOSAL: Installation of a static illuminated content LCD portrait screen to communication hub.


ENFIELD COUNCIL, as the Local Planning Authority, give you notice that the application, as described above, is **GRANTED** subject to the following conditions:-

1

- (a) The advertisement(s) displayed shall be maintained in a clean, tidy and safe condition.
- (b) Notwithstanding this consent no advertisement shall be displayed without the permission of the owner of or the permission of any other person with a controlling interest in the land.
- (c) Notwithstanding this consent no advertisement shall be displayed so as to obscure or hinder the interpretation of any road traffic sign, railway signal or aid to navigation by road, railway, water or air, or otherwise to render hazardous the use of any highway, railway, waterway or aerodrome.
- (d) Advertisements shall be static with no special effects of any kind during the time that any advertisement is displayed and the interval between successive displays shall be instantaneous (0.1 seconds or less).

Brett Leahy
Director, Planning & Growth
Enfield Council
Civic Centre, Silver Street
Enfield EN1 3XY

www.enfield.gov.uk

 If you need this document in another language or format, contact the service using the details above.

Reason: In the interests of amenity, highway safety and public safety, and to comply with Regulation 13 of the Town and Country Planning (Control of Advertisement) Regulations 2007.

2 The development hereby permitted shall be carried out in accordance with the approved plans;

Site location Plan and Images; Noise Level Report; Appendix A Hub Unit Detail; Appendix B Sustainability Aims; Appendix C Pavement Reinstatement; Unit Management Plan.

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

3 The intensity of the illumination of the digital display screens shall not exceed 600 candelas per square metre (cd/m²) between dusk and dawn in line with the maximum permitted recommended luminance as set out by "The Institute of Lighting Professionals' "Professional Lighting Guide 05: The Brightness of Illuminated Advertisements".

Reason: In the interests of amenity and highway safety.

Dated: 4 August 2023

Authorised on behalf of:

Mr A Higham
Head of Development Management
Development Management,
London Borough Enfield,
PO Box 53, Civic Centre,
Silver Street, Enfield,
Middlesex, EN1 3XE

If you have any questions about this decision, please contact the planning officer
jennie.rebairo@enfield.gov.uk.

List of plans and documents referred to in this Notice:

Title/Number	Version	TYPE
see condition 2		Drawing

Additional Information

Rights of Applicants Aggrieved by Decision of Local Planning Authority

1. Where, on application being made for consent under Town and Country Planning (Control of Advertisements) Regulations, 1992, consent is refused by the Local Planning Authority or is granted by them subject to conditions, the applicant may appeal to the Secretary for the Environment **within 8 weeks from the date of**

this notice.

2. Provided that the Secretary of State shall not be required to determine an appeal under Regulation 15 if it appears to him, having regard to the provisions of the aforesaid Regulations, that consent for the display of advertisements in respect of which application was made could not have been granted by the Local Planning Authority, or could not have been granted otherwise than subject to the conditions imposed by them.

3. Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/14 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online, using the Appeals area of the Planning Portal (www.planningportal.gov.uk/pcs). Your appeal may be published on the Council and the Planning Inspectorate websites. Please only provide information, including personal information belonging to you that you are happy to be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. The Planning Inspectorate's leaflet "Your Guide to Appeals Online" is available from the Planning Portal at www.planningportal.gov.uk/pcs. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order. **Note that a copy of the appeal also needs to be sent to the Local Planning Authority (email address planning.decisions@enfield.gov.uk).**



262 Green Lanes

Easting 531047

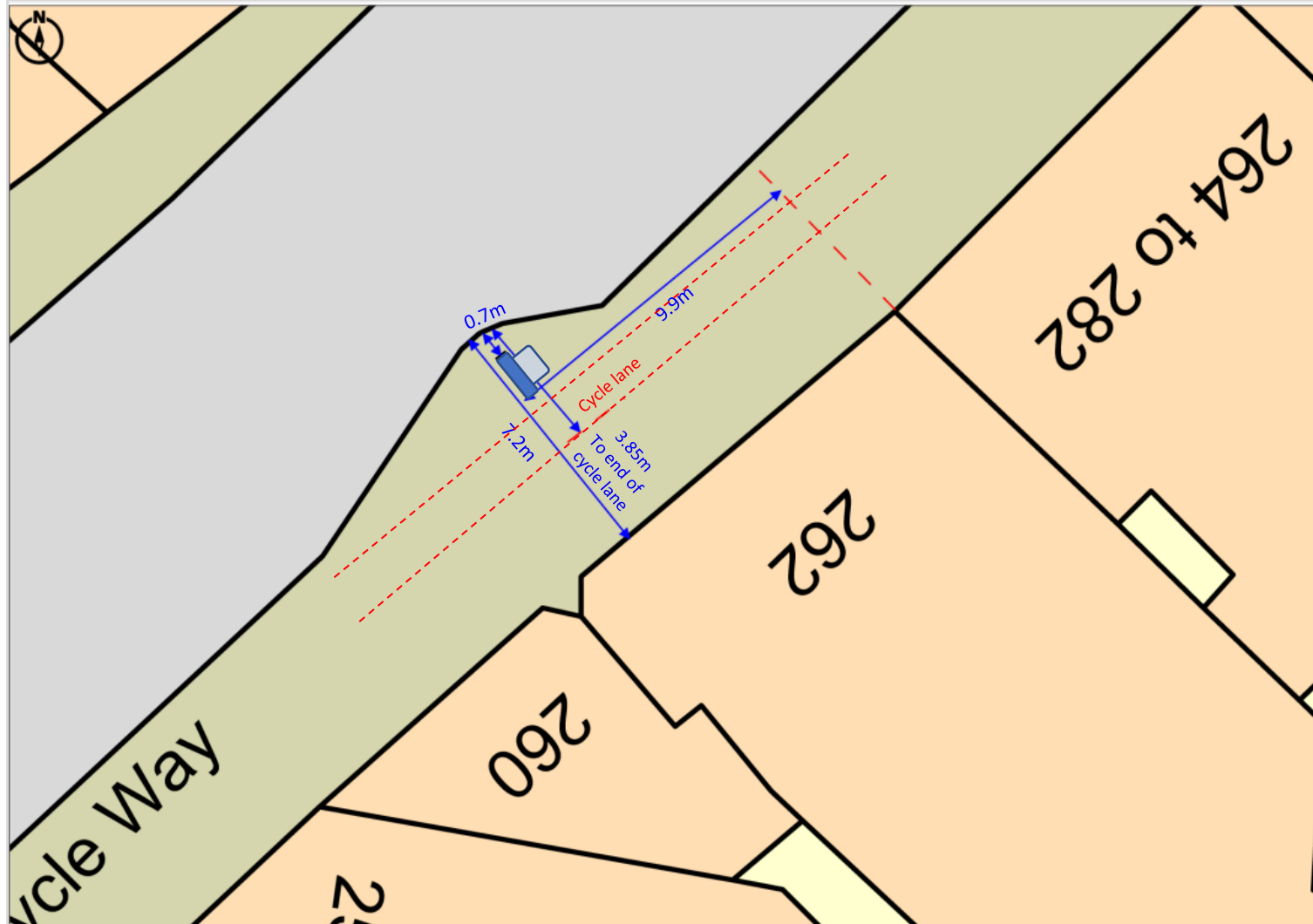
Northing 192716



Application Site



1:1250 @ A4



262 Green Lanes

Easting 531047

Northing 192716



Proposed Hub Unit



1:200 @ A4



EXISTING ELEVATION



PROPOSED HUB