

Application Number	21/01589/LBC	Agenda Item	
Date Received	8th April 2021	Officer	Charlotte Peet
Target Date	12th July 2021		
Ward	Market		
Site	Telephone Box Quayside Front Of 32 Bridge Street Cambridge		
Proposal	Change of use and alterations of 1 no. BT telephone box to 1 no. coffee and snacks pod (Class E(a) (former A1 usage)		
Applicant	Mr Edward Ottewell Aussex Innovation Centre Falmer Brighton BN1 9SB		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposal would preserve the historic interest and significance of the listed telephone kiosks</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The proposal site comprises 1no telephone kiosk in front of 32 Bridge Street. The kiosk is located in the area of pavement in front of the building and sits adjacent to an area of cycle parking and other street furniture such as a bench and vehicle bollards.
- 1.2 The surrounding area comprises mainly retail and restaurants at ground floor and accommodation or offices above. The proposal site and surroundings form part of the City Centre, Primary Shopping Area and the buildings to the east are designated as a Secondary Shopping Frontage.
- 1.3 The telephone kiosk is grade II listed and located in the Historic Core Conservation Area. The proposal site is located within the

setting of several grade II listed buildings (Magdalene Bridge and 29 & 30 Bridge Street) and buildings of local interest (33 & 33A, 34-35, 36 and 37). The proposal site is located within the controlled parking area.

2.0 THE PROPOSAL

- 2.1 The application seeks planning permission for change of use and associated alterations of 1 no. BT telephone box to 1 no. coffee and snacks pod.
- 2.2 The application is accompanied by the following supporting information:
1. Drawings
 2. Design and Access Statement
 3. Heritage Statement
 4. Lock Specification
 5. Updated Operational Procedure

3.0 SITE HISTORY

Reference	Description	Outcome
21/01589/LBC	Change of use of 1 no. BT telephone box to 1 no. coffee and snacks pod (A1 usage)	Pending consideration

4.0 PUBLICITY

- 4.1 Advertisement: Yes
- Adjoining Owners: Yes
- Site Notice Displayed: Yes

5.0 POLICY

- 5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2018 policies, Supplementary Planning Documents and Material Considerations.
- 5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER

Cambridge Plan 2018	Local	1 61 62
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5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework 2021 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards Circular 11/95 (Annex A)
Material Considerations	Cambridge Historic Core Conservation Area Appraisal (2015)

6.0 CONSULTATIONS

Urban Design and Conservation Team

- 6.1 The application site is a grade II listed K6 telephone kiosk which makes a positive contribution to the Cambridge Historic Core Conservation Area. It is noted in the Conservation Area Appraisal as an element of historic street furniture in the Quayside sub-area (p.3).
- 6.2 The kiosk would be altered to facilitate use as a coffee outlet. Internally it would be fitted with shelves and cupboards while externally a lock and safety glass would be installed, with existing glazing beading reinstated. It would be redecorated in traditional BT phone box ‘currant red’.
- 6.3 The works would maintain the significant features of the kiosk and provide it with a beneficial new use. The alterations would be relatively minor, and its contribution to the character of the area would be unaffected. In conservation terms the applications can be supported.

- 6.4 Taking the above into account, I consider that the proposals would not adversely affect the character of the Listed Building. Taking the above into account, I consider that the proposals would preserve or enhance the character or appearance of the conservation area.
- 6.5 The proposals would comply with Local Plan policy 58. With reference to the NPPF and the effect on the significance of the heritage asset, paragraphs 190 and 194 would apply.

Cambridgeshire County Council (Highways Development Management)

- 6.6 Telephone kiosks are permitted to be installed within the adopted public highway by telecommunication companies under their rights as statutory undertakers to provide a public service.
- 6.7 Once this service ceases such structures should be removed from the adopted public highway as they no longer provide a public service and become private structures which the Highway Authority will not licence.
- 6.8 The Highway Authority requests that the application be refused on the grounds of highway safety as the doors of the structure open outwards across the adopted public highway in an area where there is very high pedestrian flows under normal conditions. Doors opening across the adopted public highway are a breach of the Highways Act 1980 and a detriment to pedestrian safety.

Environmental Health

- 6.9 The development proposed is acceptable.
- 6.10 Thank you for consulting the Environmental Quality and Growth Team on this application. I have reviewed the details submitted and consider that the proposals will not have any adverse impacts on local amenity with respect to Environmental Health issues. As such, I have no further comments to make.
- 6.11 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

7.1 The owners/occupiers of the following addresses have made representations:

- Scudamore's Punting Company, 32a Bridge Street, Cambridge

7.2 The representations can be summarised as follows:

- Pedestrian congestion
- Concentration of coffee/ food sales

7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received the main issues are as follows:

1. Impact to the Listed Building
2. Other Matters

Impact to the Listed Building

8.2 Policy 61 of Cambridge Local Plan (2018) states that to ensure the conservation and enhancement of Cambridge's historic environment, proposals should preserve or enhance the significance of the heritage assets of the city, their setting and the wider townscape, including views into, within and out of conservation areas.

8.3 The telephone kiosk is grade II listed, the Historic England list entry describes that the K6 telephone kiosk is a milestone of C20 industrial design. The telephone kiosk holds both architectural importance given that it was designed by Sir Giles Gilbert Scott and group value given its relationship with a number of the surrounding listed buildings.

8.4 In consultation with the Conservation Officer, the internal fitting would not require any fixings to the telephone box structure and could be removed if no longer in use. The proposed toughened

glass and mortice lock are considered to be acceptable as the toughened glass would replace the existing and the lock would be located behind the existing pull handle. The alterations proposed would preserve the character and appearance of the listed telephone kiosk and would not harm the historic fabric.

8.5 As part of the Historic Core Conservation Area Appraisal, the telephone kiosk is understood to form part of a key positive view into the Conservation Area and is listed as a positive part of street furniture. As the proposal would retain the external appearance of the structure, it is considered that it would preserve the character and appearance of the Conservation Area.

8.6 The proposal would preserve the significance of the listed building and Conservation Area in accordance with Policy 61 and the NPPF (2021).

Other Matters

8.7 The Highways Engineer has objected to the proposal, raising concerns regarding the opening of the doors of the structure across the adopted public highway and the potential conflict with pedestrian flow. The representation received has also reiterated this concern. This application is submitted under the Planning (Listed Buildings and Conservation Areas) Act 1990, and therefore highway safety cannot be considered under this application. Instead, it would need to be considered in full in the full planning application which has been submitted for this proposal (ref. 21/01588/FUL).

9.0 CONCLUSION

9.1 Having considered the proposed development against the applicable national and local planning policies and having taken all relevant material into account, it is recommended that listed building consent should be granted in this instance.

10.0 RECOMMENDATION

APPROVE subject to conditions:

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building & Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990.