

Committee(s): Planning & Transportation Committee- For Information	Date: 29 th January 2019
Subject: Planning Appeal Decisions	Public
Report of: The City Planning Officer- Annie Hampson	For Information
Report author: Neel Devlia – DBE- Planning	

Summary

The purpose of this report is to advise the Committee of the decisions made by the Planning Inspectorate on appeals against the decisions of the City Corporation since the last such report 29th January 2018.

Recommendation(s)

I recommend that the contents of this report be noted.

Main Report

Background

1. This report is to notify your Committee of the outcomes of appeals made to the Planning Inspectorate between 1st January 2018 and 31st December 2018.

Current Position

2. Since 1st January 2018 The Planning Inspectorate has issued decisions for:
 - six (6) appeals against the refusal of advertisement consent applications (one (1) allowed, five (5) dismissed)
 - twenty-two (22) appeals against the refusal of applications for determination whether prior approval is required (one (1) allowed, twenty-one (21) dismissed)
 - This shows a very high concurrence with the City's decisions and a not entirely consistent approach by the Planning Inspectorate.

3. The tables below summarise the applications which have been appealed and the Planning Inspectorate's (PINs) decisions.

Application number	17/00666/ADVT
Address	Public Footway To The South of 35 Cannon Street, London, EC4M 5SB
Proposal	Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.35m deep on bus shelter outside 35 Cannon Street
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed
Comment	Considered to result in a significant impediment to pedestrian movement, reducing capacity at an important transport location, encouraging unsafe behaviour, resulting in a threat to public safety.

Application number	17/00667/ADVT
Address	Public Footway To The North of 4 Eastcheap, London, EC3M 1AE
Proposal	Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.35m deep on bus shelter outside 4 Eastcheap.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed
Comment	By reason of its siting, size, appearance and illumination the proposed advertisement would be too strident and would cause harm to the visual amenity of the area.

Application number	17/00670/ADVT
Address	Public Footway To The West of Adelaide House, London Bridge, London, EC4R 9HA
Proposal	Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.35m deep on bus shelter outside Adelaide House.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Allowed

Comment	The proposed advertisements would preserve the significance of the heritage assets and it would not be a danger to highway users.
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Application number	17/00671/ADVT
Address	Public Footway To The West of London Metropolitan University , 84 Moorgate, London, EC2M 6SQ
Proposal	Internally illuminated advertisement measuring 1.33 metres wide by 2.37 metres high on bus shelter outside 76 to 92 Moorgate.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed
Comment	Considered to cause harm to the visual amenity of the area and would not preserve the character and appearance of the Finsbury Circus Conservation Area.

Application number	17/00672/ADVT
Address	Bus Stop Outside 1 New Change Outside K & L Gates, 1 New Change, London, EC4M 9AF
Proposal	Internally illuminated advertisement measuring 1.33 metres wide by 2.37 metres high on bus shelter on the east side of New Change outside 1 New Change.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed
Comment	Considered to cause visual harm to the amenity of the area and would detract from surrounding townscape and heritage assets.

Application number	17/00673/ADVT
Address	Bus Stop Outside 7-8 Princes Street, Lothbury, London, EC2
Proposal	Internally illuminated advertisement measuring 1.33 metres wide by 2.37 metres high on bus shelter outside 7 - 8 Princes Street.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed

Comment	Considered to cause visual harm to the amenity of the area and would detract from the surrounding townscape and heritage assets.
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Application number	17/00155/DPAR
Address	Outside 107 Cheapside, London, EC2V 6DN
Proposal	Application for determination under Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) as to whether Prior Approval is required for the installation of a telephone kiosk.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed
Comment	Considered to be of unacceptable design and size, would cause obstruction to pedestrian movement and would detract from surrounding townscape and heritage assets.

Application number	17/00378/DPAR
Address	Pavement Adjacent To, 20 Holborn Viaduct, London, EC1A 2AT
Proposal	Application for determination under part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) whether prior approval is required for the installation of a telephone kiosk.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed
Comment	Considered to be of unacceptable design and size, would cause obstruction to pedestrian movement and would detract from surrounding townscape and heritage assets.

Application number	17/00379/DPAR
Address	Pavement Outside, St Martin's Court, Newgate Street, London
Proposal	Application for determination under part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) whether prior approval is required for the installation of a telephone kiosk.

Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed
Comment	Considered to be of unacceptable design and size, would cause obstruction to pedestrian movement and would detract from surrounding townscape and heritage assets.

Application number	17/00380/DPAR
Address	Pavement Outside Fleet Place, Holborn Viaduct, London, EC1A 2AA
Proposal	Application for determination under part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) whether prior approval is required for the installation of a telephone kiosk.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed
Comment	Considered to be of unacceptable design and size, would cause obstruction to pedestrian movement and would detract from surrounding townscape and heritage assets.

Application number	17/00381/DPAR
Address	Pavement Outside, 60 Holborn Viaduct, London, EC1A 2FD
Proposal	Application for determination under part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) whether prior approval is required for the installation of a telephone kiosk.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed
Comment	Considered to be of unacceptable design and size, would cause obstruction to pedestrian movement and would detract from surrounding townscape and heritage assets.

Application number	17/00382/DPAR
Address	Pavement Outside, 40 Holborn Viaduct, London, EC1N 2PB
Proposal	Application for determination under part 16 of Schedule 2 of

	the Town and Country Planning (General Permitted Development) Order 2015 (as amended) whether prior approval is required for the installation of a telephone kiosk.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed
Comment	Considered to be of unacceptable design and size, would cause obstruction to pedestrian movement and would detract from surrounding townscape and heritage assets.

Application number	17/00383/DPAR
Address	33 Holborn, London, EC1N 2HT
Proposal	Application for determination under part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) whether prior approval is required for the installation of a telephone kiosk.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed
Comment	Considered to be of unacceptable design and size, would cause obstruction to pedestrian movement and would detract from surrounding townscape and heritage assets.

Application number	17/00385/DPAR
Address	Pavement Outside, 14 - 18 Holborn, London, EC1N 2LE
Proposal	Application for determination under part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) whether prior approval is required for the installation of a telephone kiosk.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed
Comment	Considered to be of unacceptable design and size, would cause obstruction to pedestrian movement and would detract from surrounding townscape and heritage assets.

Application number	17/00388/DPAR
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Address	Pavement Outside, 50 Farringdon Street, London, EC1A 2FD
Proposal	Application for determination under part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) whether prior approval is required for the installation of a telephone kiosk.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed
Comment	Considered to be of unacceptable design and size, would cause obstruction to pedestrian movement and would detract from surrounding townscape and heritage assets.

Application number	17/00390/DPAR
Address	Outside Entrance To, Blackfriars Station, London, EC4V 4DD
Proposal	Application for determination under part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) whether prior approval is required for the installation of a telephone kiosk.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed
Comment	Considered to be of unacceptable design and size, would cause obstruction to pedestrian movement and would detract from surrounding townscape and heritage assets.

Application number	17/00391/DPAR
Address	Pavement Outside, 95 Cannon Street, London, EC4N 5AE
Proposal	Application for determination under part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) whether prior approval is required for the installation of a telephone kiosk.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed
Comment	Considered to be of unacceptable design and size, would cause obstruction to pedestrian movement and would detract from surrounding townscape and heritage assets.

Application number	17/00392/DPAR
Address	Pavement Outside, 110 Cannon Street, London, EC4N 6EU
Proposal	Application for determination under part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) whether prior approval is required for the installation of a telephone kiosk.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed
Comment	Considered to be of unacceptable design and size, would cause obstruction to pedestrian movement and would detract from surrounding townscape and heritage assets.

Application number	17/00393/DPAR
Address	Pavement Outside, 43 King William Street, London, EC4R 9AN
Proposal	Application for determination under part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) whether prior approval is required for the installation of a telephone kiosk.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed
Comment	Considered to be of unacceptable design and size, would cause obstruction to pedestrian movement and would detract from surrounding townscape and heritage assets.

Application number	17/00394/DPAR
Address	Pavement Outside, 60 Gracechurch Street, London, EC3V 0HR
Proposal	Application for determination under part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) whether prior approval is required for the installation of a telephone kiosk.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed
Comment	Considered to be of unacceptable design and size, would cause obstruction to pedestrian movement and would detract

	from surrounding townscape and heritage assets.
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Application number	17/00395/DPAR
Address	Pavement Outside, 35 Fenchurch Street, London, EC3M 3BD
Proposal	Application for determination under part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) whether prior approval is required for the installation of a telephone kiosk.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Allowed
Comment	Considered by Officers to be of unacceptable design and size, would cause obstruction to pedestrian movement and would detract from surrounding townscape and heritage assets. The Inspector concluded that the appeal site was an area that already includes a relatively high number of structures and that it would be viewed in the context of modern buildings, and that in this context it would not have an unacceptable effect on the character and appearance of the area. A condition requiring all glazed surfaces of the proposed kiosk to remain transparent and visually unobstructed.

Application number	17/00404/DPAR
Address	Pavement Outside Blackfriars Tavern, 174 Queen Victoria Street, London, EC4V 4EG
Proposal	Application for determination under part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) whether prior approval is required for the installation of a telephone kiosk.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed
Comment	Considered to be of unacceptable design and size, would cause obstruction to pedestrian movement and would detract from surrounding townscape and heritage assets.

Application number	17/00405/DPAR
Address	Pavement Outside, 117 Cannon Street, London, EC4N 5AX

Proposal	Application for determination under part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) whether prior approval is required for the installation of a telephone kiosk.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed
Comment	Considered to be of unacceptable design and size, would cause obstruction to pedestrian movement and would detract from surrounding townscape and heritage assets.

Application number	17/00408/DPAR
Address	Pavement Outside 99 Bishopsgate, London, EC2M 3XD
Proposal	Application for determination under part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) whether prior approval is required for the installation of a telephone kiosk.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed
Comment	Considered to be of unacceptable design and size, would cause obstruction to pedestrian movement and would detract from surrounding townscape and heritage assets.

Application number	17/00411/DPAR
Address	Pavement Outside, 26 Wormwood Street, London, EC2M 1RP
Proposal	Application for determination under part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) whether prior approval is required for the installation of a telephone kiosk.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed
Comment	Considered to be of unacceptable design and size, would cause obstruction to pedestrian movement and would detract from surrounding townscape and heritage assets.

Application number	17/00414/DPAR
Address	Pavement Outside, 65 Cheapside, London, EC2V 6AZ
Proposal	Application for determination under part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) whether prior approval is required for the installation of a telephone kiosk.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed
Comment	Considered to be of unacceptable design and size, would cause obstruction to pedestrian movement and would detract from surrounding townscape and heritage assets.

Application number	17/00415/DPAR
Address	Pavement Outside, 102 Cheapside, London, EC2V 6DT
Proposal	Application for determination under part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) whether prior approval is required for the installation of a telephone kiosk.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed
Comment	Considered to be of unacceptable design and size, would cause obstruction to pedestrian movement and would detract from surrounding townscape and heritage assets.

Application number	17/00416/DPAR
Address	Pavement Outside, 22 Cheapside, London, EC2V 6AH
Proposal	Application for determination under part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) whether prior approval is required for the installation of a telephone kiosk.
Appeal Type	Appeal Against Refusal
Appeal decision	Appeal Dismissed
Comment	Considered to be of unacceptable design and size, would cause obstruction to pedestrian movement and would detract

	from surrounding townscape and heritage assets.
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If Members wish to see any of the decisions in detail they can be found online at www.planning2.cityoflondon.gov.uk (under the relevant application number) or could be made available to them.

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