

Planning and Heritage Statement:

K6 Telephone Kiosk, 52 High Street, Pinner, HA5 5PW



This report has been prepared by:

Selwyn Atkinson BSc (Hons) MPhil (Cantab) MRTPI

Date: 06.06.21

1. Introduction

This statement has been prepared on behalf of Dream Trust UK (charity no: 1191164) in support of a full planning, listed building and advertisement consent application for the following development:

“Change of use from public payphone to a community library and careers resource and; removal of internal BT telephone equipment and directory shelf, replacement of internal information notice board with internal stainless steel information notice board, attachment of brackets to existing hardpoints and insertion of removal plywood shelves and support dividers for the purpose of displaying books and note taking, internal ceiling cleaned and re-painted in ‘White’ phone box paint, internal concrete and cast iron base cleaned and re-painted in ‘Black’ phone box paint, external and internal cast iron cleaned and re-painted in ‘Red Currant’ phone box paint, replacement of external north facing ‘Telephone’ fascia sign with acrylic ‘Library’ fascia sign [font to match existing], replacement of external west facing ‘Telephone’ fascia sign with acrylic ‘Careers’ fascia sign [font to match existing], affix removable vinyl instructional lettering to a single glass pane on north, east and west elevations”.

London Borough of Harrow ‘Planning Application Validation Information Requirements November’ 2020 sets out the required supporting documentation for planning, listed building and advertisement consents applications:

National List of Requirements:

- (i) Site Location Plan (1:1250 or 1:2500)
- (ii) Existing and Proposed Elevations (1:50 or 1:100)
- (iii) Existing and Proposed Floor Plans (1:50 or 1:100)
- (iv) Ownership Certificate
- (v) Correct Fee

Local List of Requirements:

- (vi) Heritage Statement
- (vii) Material Details
- (viii) Planning Statement

In addition to this Planning and Heritage Statement this application is also supported by the following drawings:

- (i) A20-202_BT-Kiosk k6_Proposed Plans and Elevations
- (ii) S20-201_BT-Kiosk k6_Existing Plans and Elevations
- (iii) A20-302_BT-Kiosk k6_Assembly

The report is structured as follows: **Section 2.0** of this statement details the site context followed by a review of the relevant planning history in **Section 3.0**. The

development proposals are discussed in **Section 4.0** and **Section 5.0** sets out the legislative and planning policy framework governing the full planning, listed building and advertisement consent applications. **Section 6.0** outlines the historical and architectural significance of the Grade II Listed telephone kiosk and the Pinner High Street Conservation Area and assess the proposals against the legislative and planning policy framework, **Section 7.0** assesses the proposed change of use against the Development Plan and finally **Section 8.0** concludes this statement.

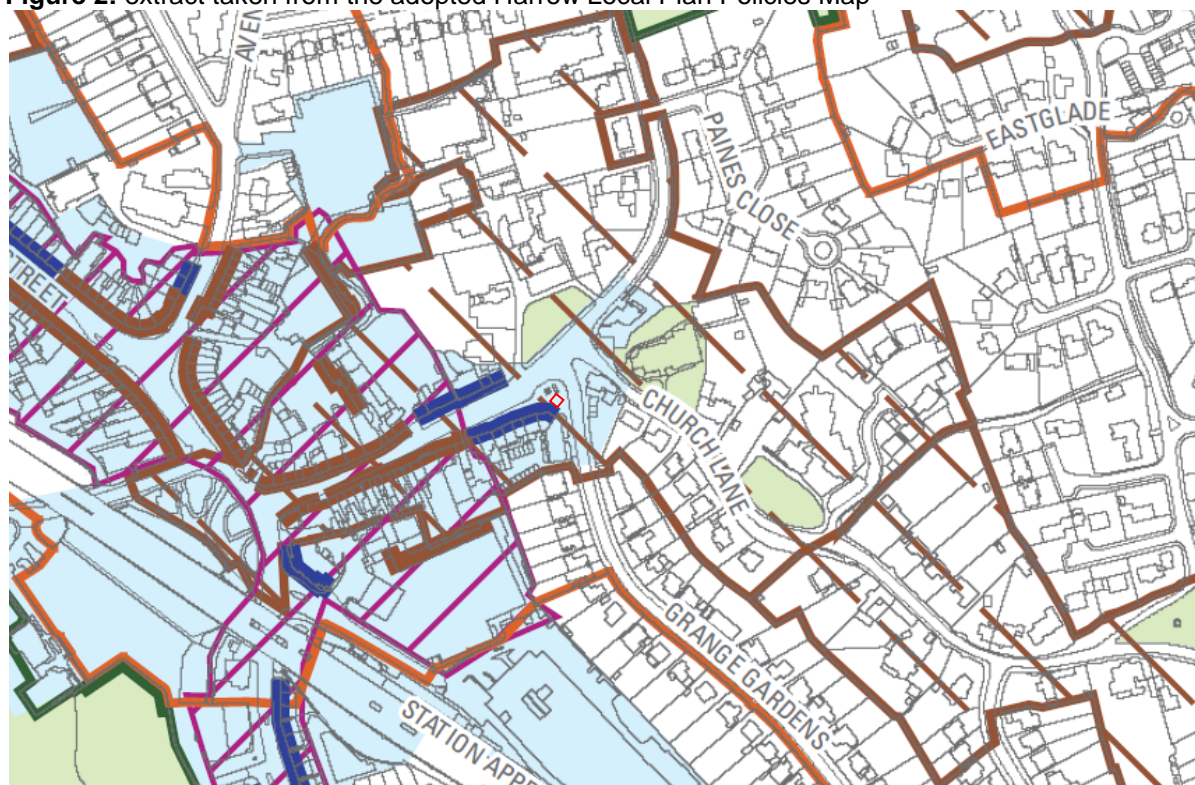
2. The Site and Surroundings

The site which is a Grade II Listed K6 model red telephone kiosk (see **figure 1**) is located outside no.52 High Street, Pinner, on the corner of High Street and Grange Gardens. The site is located within the Pinner High Street Conservation Area and there are several other listed buildings and structures in the immediate vicinity including a war memorial (Grade II Listed), no. 58 High Street (Grade II Listed), nos. 33 – 39 High Street (all Grade II Listed). The site also falls within the Pinner Town Centre Boundary (see **figure 2**).


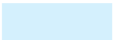




Figure 1: north, east and west facing telephone kiosk elevations (from left to right)



Figure 2: extract taken from the adopted Harrow Local Plan Policies Map



Key

-  Conservation Areas
-  Metropolitan, Major, District & Local Centres
-  Primary Shopping Areas
-  Primary Shopping Frontage
-  Secondary Shopping Frontages
-  Application Site

3. Planning History

A search of the Harrow online planning register did not reveal any previous applications for the site.

4. The Proposed Development

This is an application for full planning permission, listed building and advertisement consent for the following:

“Change of use from public payphone to a community library and careers resource and;

- removal of internal BT telephone equipment and directory shelf,*
- replacement of internal information notice board with internal stainless steel information notice board,*
- attachment of brackets to existing hardpoints and insertion of removal plywood shelves and support dividers for the purpose of displaying books and note taking,*
- internal ceiling cleaned and re-painted in ‘White’ phone box paint,*
- internal concrete and cast iron base cleaned and re-painted in ‘Black’ phone box paint,*
- external and internal cast iron cleaned and re-painted in ‘Red Currant’ phone box paint,*
- replacement of external north facing ‘Telephone’ fascia sign with acrylic ‘Library’ fascia sign [font to match existing],*
- replacement of external west facing ‘Telephone’ fascia sign with acrylic ‘Careers’ fascia sign [font to match existing],*
- affix removable vinyl instructional lettering to a single glass pane on north, east and west elevations”*

For full details of proposals including details of materials see drawings: A20-202_BT-Kiosk k6_Proposed Plans and Elevation, A20-302_BT-Kiosk k6_Assembly.

5. The Planning Policy and Legislative Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the adopted Development Plan, unless material considerations indicate otherwise. The statutory Development Plan for the site comprises of the following documents and relevant policies:

- The London Plan (2021)

Policy SD6 *'Town centres and high streets'*

Policy D8 *'Public realm'*

Policy S1 *'Developing London's social infrastructure'*

Policy E11 *'Skills and opportunities for all'*

Policy HC1 *'Heritage conservation and growth'*

- Harrow Council Core Strategy (2012)

Core Policy 1 *'Overarching policy'*

Core Policy 6 *'Pinner and Hatch End'*

- Harrow Council Development Management Policies (2013)

Policy DM1 *'Achieving a high standard of development'*

Policy DM2 *'Achieving lifetime neighbourhoods'*

Policy DM 5 *'Advertisements'*

Policy DM 7 *'Heritage assets'*

Policy DM35 *'New town centre development'*

Policy DM46 *'New Community, Sport and Education Facilities'*

The following documents comprise the planning policy framework for the site and are 'material considerations' to be taken into account in deciding the full planning application, listed building and advertisement consent application.

- National Planning Policy Framework (2019)

Chapter 4 *'Decision-making'*

Chapter 7 *'Ensuring the vitality of town centres'*

Chapter 8 *'Promoting healthy and safe communities'*

Chapter 12 *'Achieving well-designed places'*

Chapter 16 *'Conserving and enhancing the historic environment'*

- Harrow Council Pinner Conservation Areas Supplementary Planning Document (2019)

Paragraph 6.7 *'Redundant buildings and sites'*

Paragraph 6.8 *'Quality of the Pinner environment'*

Section 69(1)(a)(b) of the Planning (Listed Buildings and Conservation Areas) Act 1990 permits Local Authorities to designate areas of special architectural or historical interest (Conservation Areas). Conservation area appraisals should clearly define what is special about the character or appearance of the area, what should be preserved or enhanced and identify opportunities for improvement. The Local Authority has published the following document which identifies the features that positively contribute to Pinner High Street Conservation Area and therefore should be preserved or enhanced. This document forms part of the planning policy framework and is a material consideration:

- Harrow Council Pinner High Street Conservation Area Appraisal and Management Strategy (2009)

The statutory duties placed on the decision-maker, when considering applications which affect designated heritage receptors, are set out in the **Planning (Listed Buildings and Conservation Areas) Act 1990**. This requires local planning authorities to have special regard to the desirability of preserving the special interest of listed buildings, conservation areas and their respective settings.

6. Heritage Impact Assessment

The Proposed development will directly affect the listed Telephone Kiosk which is also situated within the Pinner High Street Conservation Area.

In this case, the relevant statutory provisions are **Section 16(2)** of the **Planning (Listed Buildings and Conservation Areas) Act 1990** states:

“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 66(1) of the 1990 Act, which states:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural and historical interest which it possesses.”

And **Section 72(1)**, which states:

“In the exercise, with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

Having regard to the above, the statutory provision is satisfied if development proposals preserve the setting of a listed building. The meaning of preservation in this context is taken to be the avoidance of harm.

National Planning Policy (2019)

Chapter 16 of the NPPF sets out the policies relating to the conservation and enhancement of the historic environment. At the outset, paragraph 189 specifies that:

“In determining planning 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.”

The NPPF defines significance as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting”.

Section 5 of this report fulfils the requirements of **paragraph 189** of the NPPF. In terms of the impact of a Proposed Development on heritage assets, the relevant policies are set out at **paragraphs 193-196**.

Paragraph 193 states that:

“When considering the impact of a Proposed Development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be).

This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

In essence, great weight should be given to the conservation of heritage assets. Conservation is defined as ‘managing change’.

Paragraph 196 has regard to less than substantial harm. It states that:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

The London Plan (2021)

Policy D1 ‘London’s form, character and capacity for growth’ of the London Plan (2021) states that development design should respond to the local context and respect heritage assets that make up the local character.

In **Policy D8** ‘Public Realm’, the plan states that development proposals should seek to enhance the public realm and should be informed by an understanding of how people use the space and the relationships between different spaces.

The consideration of heritage sensitivities in relation to proposed developments is considered in **Policy HC1** ‘Heritage Conservation and Growth’. In **Part C**, the policy states that ‘*development affecting heritage assets and their settings should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings.*’ The policy goes on to state that ‘*development proposals should avoid harm and identify enhancement opportunities*’ through the design process.

Core Strategy (2012)

Harrow's Core Strategy is a central component of the Local Plan, setting out the vision, objectives and related strategic policies for the Borough.

Core Policy 1 'Overarching policy' **Part B** seeks to conserve the character of suburban areas. The policy states that proposals must respond positively to the local and historic context in terms of design. Development proposals should protect or enhance the significance of heritage assets including their settings. In **Part D** it mentions that the Council will support and encourage proposals that enhance heritage assets.

Core Policy 6 sets out the area objectives for Pinner and Hatch End, specifically **Objective 4** which seeks to enhance the heritage assets within Pinner High Street and the public realm in accordance with the Conservation Area's management strategy.

Development Management Policies (2013)

The Development Management Policies Document sets out the policy framework for decision-making on planning, listed building and advertisement applications. The policies pertinent to heritage and townscape considerations are presented below.

Policy DM1 'Achieving a high standard of development' requires all development proposals including changes of use to achieve a high standard of design.

Policy DM5 'Advertisements' states that all forms of advertisements including signage will be approved where they do not adversely affect the visual amenity of the area, are proportionate in scale to the host building and have regard to the local character.

In making an assessment of a proposal affecting heritage assets **Policy DM7** 'Heritage assets' states that the Council will give priority over other policies in the plan to the conservation of heritage assets including their settings as appropriate to the significance of the asset. Where a proposal secures the preservation, conservation or enhancement of a heritage asset and its setting or secures opportunities for the enjoyment of the historic environment then **Part A** compels the decision maker to grant permission.

Part B states that the assessment of an application affecting a heritage asset shall have regard to **(a)** supplementary planning guidance **(b)** relevant issues of design, appearance and character including historic fabric **(c)** the preference to be afforded to proposals that both conserve and sustain heritage assets and their setting **(d)** any sustainable economic benefits **(e)** the need to mitigate climate change **(f)** the desirability of increasing understanding an interpretation of heritage assets; and **(g)** the reversibility of any change.

Part D (b) states that the Council will exploit opportunities to restore lost features that would enhance the character and appearance of a conservation area. Similarly in **Part E(b)** the Council will exploit all opportunities to secure the long term future and restoration of listed buildings.

[Pinner Conservation Areas Supplementary Planning Document \(2009\)](#)

The Pinner Conservation Areas Supplementary Planning Document (2009) provides further detail to the policies in the development plan, specifically **Policy DM7** 'Heritage assets'. This SPD is a material consideration in planning decisions but does not form part of the statutory Development Plan.

Paragraph 6.7 'Redundant buildings and sites' provides a commentary on the number of poorly maintained sites within Pinner and seeks to encourage better maintenance and new uses for such sites.

Paragraph 6.8 'Quality of the Pinner environment' states that priority must be given to the improvement of the streetscene within Pinner High Street Conservation Area, particularly around the war memorial.

[Pinner High Street Conservation Area Appraisal and Management Strategy \(2009\)](#)

The telephone kiosk lies within the Pinner High Street Conservation Area. The next section assesses the contribution made by the proposed refurbishment and repurposing of the telephone kiosk to a new community library and careers resource use, against the aims and objectives outlined in the Appraisal and Management Strategy.

Paragraph 3.83 makes reference to the site and surrounds and describes the streetscene in the following terms:

"....Other potential for enhancement includes the High Street Gardens where new seating could be installed to match those in the Pinner Memorial Park and Peace Garden, since these best reflect the historic character of the High Street. The war memorial is grade II listed, as is the red K6 telephone box that stands nearby. Other street furniture includes 4 cast iron bollards on Marsh Road, red pillar-boxes and a timber trough that is filled with flowers outside the Queen's Head PH. The majority of shopfronts also incorporate timber-hung signs and some have lanterns or swan lights over fascias, as at 37 – 39 High Street. Some upper storeys have planted window boxes, as at 18 – 22 High Street, and a number of shops also include canvas canopies, which are historically important to the streetscene".

Paragraph 3.3.1 provides the following summary of the Conservation Area's main assets:

- Unspoilt village character
- Large concentration of historic timber-framed buildings, a number of which are listed
- High quality buildings in general
- Good quality shopfronts
- Green areas of openness and a good spread of street trees
- High quality street furniture
- Views from the top of the hill
- Landmark buildings

Paragraph 3.2.2 outlines the pressures, issues and opportunities for enhancement within the Pinner High Street Conservation Area and states that the Council will seek to secure opportunities for enhancement where possible. The nearby war memorial and its surroundings are identified as in need of enhancement on **page 34**. Specifically the floorscape and seating surrounding the memorial requires upgrading with the war memorial itself in need of restoration. No problems, pressures or potential for enhancements were mentioned in regard to the telephone kiosk or its immediate surroundings however it should be noted in 2009 when the Conservation Area Appraisal and Management Strategy for Pinner High Street was adopted the telephone kiosk can be seen in good condition in images from that time (see **Figure 3**). Since 2009 the condition of the telephone kiosk has deteriorated due to weathering and neglect and is in need of re-painting to the internal and external fabric (see **Figure 4**).

Figure 3: view of telephone kiosk in visibly good condition (Google streetview 2008)



Figure 4: view of telephone kiosk showing signs of weathering and neglect (Google streetview 2020)



Planning (Listed Buildings and Conservation Areas) Act 1990

Section 1 of the Act requires the Secretary of State to compile a list of buildings of special architectural or historic interest. **Section 3** states that in considering whether to list a building the Secretary of State may take into account not only the building itself but also any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building consisting of a man-made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building.

The telephone kiosk (referred to as 'K6 Telephone Kiosk Outside Number 52A' was Grade II listed on 17/06/1987 (List Entry Number 1253902). The details of the listing are as follows:

HIGH STREET 1. 5016 TQ 1289 NW 12/24 Pinner K6 Telephone Kiosk outside No 52a II GV 2. Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

Assessment of impact on heritage assets

Assessment of impact on Grade II Listed Telephone Kiosk and setting

This application does not seek to make any alterations to those architectural elements listed and hence with the exception of the replacement of 'Telephone' signage with 'Library' and 'Careers' on two elevations and the addition of vinyl instructional lettering to three glazing panels, the external appearance of the telephone kiosk will remain unaltered. The proposed shelving will attach to a series of five hard points to the rear of the [internal] kiosk and will be reversible enabling the booth to revert back to its original use or a different use entirely. The internal and external surfaces will be restored and repainted on a 'like for like' basis.

The restoration and repurposing of this valued heritage asset from a redundant and underused public telephone kiosk to a community library and careers resource will secure its preservation and enhancement and will provide further benefits to the public including careers advice and a book exchange.

In conclusion the proposals will enhance and protect the telephone kiosk's special architectural and historic interest by virtue of the 'like for like' restoration to the internal and external paintwork. The change of use will increase the public's understanding of the heritage asset including its architectural and historical significance.

Assessment of impact on proposals on the Pinner High Street Conservation Area

The refurbishment of the kiosk and proposed change of use will visually enhance this part of the conservation area and will increase activity and natural surveillance on the high street's periphery.

The proposed restoration of the kiosk and its change of use will enhance the public realm specifically the area surrounding the war memorial which had been identified in the Pinner High Street Conservation Area Appraisal and Management Strategy (2009) as in need of enhancement. The proposal will ensure that the Conservation Area's main assets including its high quality street furniture and unspoilt village character are protected and enhanced.

In conclusion the proposals will preserve and enhance the features that positively contribute to the Pinner High Street Conservation Area, including the public realm immediately surrounding the kiosk and the setting of the war memorial.

7. Planning Considerations

This section assesses the proposals to change the use of the public payphone to a community library and careers resource against the Development Plan policies.

Principle of new use

The BT ‘Adopt a Kiosk’ scheme gives Councils, charities and landowners the opportunity to adopt and repurpose existing telephone kiosks to an entirely new use [on the proviso they provide benefits to members of the public]. The need to find alternative uses for telephone kiosks has been driven by an increase in mobile phone ownership and has rendered thousands of telephone kiosks redundant and without purpose. Underused and redundant telephone kiosks are subject to disrepair as the costs to maintain the booths outweigh the little revenue they generate. Without a viable use and sponsor to ensure on-going maintenance telephone kiosks risk becoming a visual blight on high streets. Disused telephone kiosks may also encourage anti-social behaviour and removal of the kiosk entirely in order to prevent further vandalism is likely to be contrary to planning policy. The application to change the use of the kiosk and its subsequent adoption by Dream Trust UK will secure the long term viable use of the heritage asset.

Local Plan **Policy DM35** ‘*New town centre development*’ seeks to direct new cultural and community uses to town centres. The Council will support proposals for such uses where they are consistent with the use and scale of the centre and are not at odds with the Borough’s spatial strategy.

Policy DM2 ‘*Achieving lifetime neighbourhoods*’ requires change of use proposals to be appropriately located in order to sustain town centres and should be accessible to all.

Policy DM46 ‘*New Community, Sport and Education Facilities*’ states that proposals for the refurbishment and re-use of existing premises for community facilities will be supported where they are located within the community that they intend to serve, are located in an area of good public transport accessibility or in town centres and where there would be no adverse impact on residential amenity.

Part C and D of Policy DM1 ‘*Achieving a high standard of development*’ requires all change of use applications to protect the privacy and amenity of neighbouring occupiers having regard to the impact of the proposed use and activity upon noise levels, including hours of operation and light pollution.

Policy DM5 ‘*Advertisements*’ states that proposals for advertisements on buildings (including signage) will be approved where they do not adversely affect the visual amenity of the area, having regard to the character and use of the area and should not adversely affect the amenity of residential occupiers by reason of siting, illumination or noise.

The site is suitably located within a designated town centre with excellent access to public transport. The proposed signage is in keeping with the existing signage and the retained fascias and will not be illuminated or would emit any noise.

The proposed change of use of the site from a public payphone to a community library and careers resource is in accordance with the Development Plan and should be supported.

8. Conclusion

The proposals will enhance and protect the telephone kiosk's special architectural and historic interest by virtue of the 'like for like' restoration to the internal and external paintwork. The change of use will increase the public's understanding of the heritage asset including its architectural and historical significance.

The proposals will enhance the public realm specifically surrounding the war memorial which had been identified in the Pinner High Street Conservation Area Appraisal and Management Strategy (2009) as in need of enhancement. The proposal will ensure that the Conservation Area's main assets are protected and enhanced namely its high quality street furniture and unspoilt village character.

These proposals will preserve and enhance the features that positively contribute to the Pinner High Street Conservation Area.

The site is suitably located within a designated town centre with excellent public transport accessibility.

The proposed signage is in keeping with the existing and retained fascia and will not be illuminated nor would emit any noise. The proposals will safeguard the amenity of nearby residential occupiers.

The alterations proposed to the Grade II Listed telephone kiosk and the proposed change of use is in accordance with the legislative and planning policy framework governing these works and should be approved without delay.