



Appeal Decision

Site visit made on 2 July 2019

by C Beeby BA (Hons) MIPROW

an Inspector appointed by the Secretary of State

Decision date: 15th November 2019

Appeal Ref: APP/X5990/Z/18/3216265

Outside 55 Edgware Road, London W2 2HZ

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 against a refusal to grant express consent.
 - The appeal is made by Mr Neil Scoresby on behalf of British Telecommunications Plc against the decision of City of Westminster Council.
 - The application Ref 18/07274/ADV, dated 24 August 2018, was refused by notice dated 23 October 2018.
 - The advertisement proposed is two Digital 55-inch LCD display screens, one on each side of the InLink unit.
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Decision

1. The appeal is allowed and express consent is granted for two Digital 55-inch LCD display screens, one on each side of the InLink unit as applied for. The consent is for five years from the date of this decision and is subject to the five standard conditions set out in the Regulations and the following additional conditions:
 - 1) The intensity of the illumination of the screens permitted by this consent shall be no greater than 600 candelas per square metre between dusk and dawn.
 - 2) The advertisements displayed shall be a series of static images, which individually feature no moving elements, dynamic displays or motion pictures.
 - 3) The minimum display time for each piece of content on the digital screens shall be 10 seconds.
 - 4) The interval between advertisements shall take place over a period of no greater than one second. The complete screen shall change, with no visual effects (including swiping or other animated transition methods) between displays, and the display shall include a mechanism to freeze the image in the event of a malfunction.
 - 5) No advertisement displayed shall resemble a traffic sign, as defined in section 64 of the Road Traffic Regulation Act 1984.

Procedural Matters

2. It is apparent from my site visit and from the evidence before me that the Council's concerns relate to a site outside the address 90-100 Edgware Road. I have therefore determined the appeal on this basis.

3. The appeal was originally accompanied by a second appeal in respect of an application¹ for prior approval for construction of the InLink structure. The appellant subsequently withdrew the prior approval appeal in light of a relevant judgment². Accordingly, planning permission in respect of the construction of the InLink structure is not being considered in this Decision and would require separate consideration. However, the appellant has indicated that he wishes to continue this appeal, the determination of which would remain necessary if permission were granted for the structure. I have therefore determined the appeal on this basis.
4. One of the Council's reasons for refusal of the appeal proposal concerned the effect of the telecommunications console which would lie to the side of the proposed structure on pedestrian safety. However, as this matter relates to the use of the structure for telecommunications I do not consider it to fall for consideration as part of an appeal seeking advertisement consent only. Thus, I will determine the appeal on this basis.
5. The description of development in the heading above has been taken from the planning application form. A different wording has been entered in Part E of the appeal form. Neither of the main parties has provided written confirmation that a revised description of development has been agreed. Accordingly, I have used the one given on the original application.

Main Issues

6. The main issues are the effect of the appeal proposal on amenity and on public safety.

Reasons

Amenity

7. The appeal site is a section of footway which lies adjacent to a supermarket of a medium size. Edgware Road at this point has a highly commercial character. Street furniture in the vicinity of the site includes a bicycle stand, a post box and a waste bin. These generally have a limited scale.
8. The appeal proposes the construction of a single free-standing "InLink" structure, with a height of approximately 2.9 metres and a width of approximately 0.89 metres. Screens would occupy the top part of the front and rear of the proposed structure, and would consequently lie at eye level and above. These would display digital advertisements in the form of a series of illuminated images.
9. Shop fronts in the vicinity feature some illuminated signage. However, the supermarket is subject to significant internal illumination along a lengthy frontage, which will be the case for the majority of the time given its long opening hours. The location of other digital panels in the vicinity would allow for a reasonable level of spacing between illuminated advertisements. Furthermore, several prominent tall mature trees lie within the footway at this point, and the proposed advertisements would have a subservience to these in terms of scale and prominence.

¹ Local Planning Authority Ref: 18/07273/TELCOM

² Westminster CC v SSHCLG & New World Payphones Ltd [2019] EWHC 176 (Admin)

10. Thus, I consider that the proposal would be in keeping with the surrounding street scene and would cause no significant harm in this regard. The proposal would consequently have an acceptable effect on amenity.
11. I have taken into account policy S28 of the Westminster City Plan (2016) ("the WCP") and policies DES 1 and DES 8 of the Unitary Development Plan (2007) ("the UDP"), which seek to protect amenity and so are material in this case. Given that I have concluded that the proposal would not harm amenity, the proposal does not conflict with these policies.

Public Safety

12. The Council considers that the proposed screens could distract drivers and hence that they could cause harm to the safe and efficient movement of traffic. Its main concern relates to the potential for the screens to display moving images, which it considers would form a distraction to motorists.
13. One proposed screen would directly face oncoming traffic, and another would be visible to traffic on the opposite side of the carriageway. The screens would be visible for a reasonable distance as drivers approach due to the straight alignment of Edgware Road. This would provide adequate opportunity for drivers to assimilate the advertisement as they approach. I concur that moving images adjacent to this carriageway are likely to carry the potential for road user distraction. However, I am satisfied that the proposed imposition of a condition to prevent the display of advertisements featuring moving elements would satisfactorily protect the safety of road users.
14. I have taken into account policy S41 of the WCP, policy TRANS 3 of the UDP and guidance within the Westminster Way public realm strategy (2011), which require developments to create a convenient and safe pedestrian environment and so are material in this case. Given that I have concluded that the proposal would not harm public safety, the proposal does not conflict with these policies and guidance.

Other Matter

15. The Council considers the proposal to conflict with Policy S25 of the WCP. This policy concerns the conservation of heritage assets. However, I have not identified that the proposal would cause any significant harm to heritage assets. Policy S25 therefore has limited relevance to the main issues of this appeal.

Conditions

16. The additional condition to restrict screen illumination levels in the hours of darkness accords with the relevant institute guidance³ in respect of urban areas. It is necessary so that the advertisements do not appear unduly prominent at night. It is additionally necessary in order to protect public safety, particularly by means of a reduction of the potential distraction which bright illumination would cause to users of the adjacent carriageway.
17. The additional conditions to prevent the display of moving images and to set a minimum content display time are necessary so that the advertisements do not distract users of the adjacent carriageway. They are additionally necessary so

³ Professional Lighting Guide 05 ("PLG 05") "The Brightness of Illuminated Advertisements" by the Institute of Lighting Professionals

that the advertisements do not adversely affect the amenity of the area by means of undue dominance.

18. Whilst the Council requests a slightly longer display time per advertisement, at 12 seconds, I am mindful of advice within PLG 05 which sets out that the rate of change for such advertisements should be limited to once every 5 seconds. I consider that only minimal evidence of the reasons for the Council's request is before me and hence I conclude that the requested 12 second display period has not been shown to be necessary. I concur that the 10 second display time proposed by the appellant is reasonable in this context in order to protect amenity and public safety.
19. An additional condition with regard to the interval between advertisements is necessary in order to prevent undue distraction to users of the adjacent carriageway, and hence in order to protect public safety.
20. The additional condition which requires that content does not resemble a road sign is necessary to prevent road user confusion in view of the appeal site's location adjacent to a carriageway, and hence in order to protect public safety.

Conclusion

21. For the reasons given above, I conclude that the appeal should be allowed.

C Beeby

INSPECTOR