



Appeal Decision

Site visit made on 8 February 2024

By Terrence Kemmann-Lane JP DipTP FRTPI MCMI

an Inspector appointed by the Secretary of State

Decision date: 26.02.2024

Appeal A Ref: APP/B5480/W/23/3325482

Pavement to Right of Entrance to Lockwood Walk, Western Road, Romford, RM1 3LW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Martin Stephens, of JCDecaux UK Ltd, against the decision of Havering London Borough Council.
- The application Ref P0156.23, dated 27 January 2023, was refused by notice dated 15 May 2023.
- The development proposed is installation of an open access communication hub.

Appeal B Ref: APP/B5480/Z/23/3325483

Pavement to Right of Entrance to Lockwood Walk, Western Road, Romford, RM1 3LW

- 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 Martin Stephens, of JCDecaux UK Ltd, against the decision of Havering London Borough Council.
 - The application Ref A0009.23, dated 27 January 2023, was refused by notice dated 15 May 2023.
 - The development proposed is 2 x internally illuminated LCD advertisement displays.
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Decision

Appeal A Reference APP/B5480/W/23/3325482

1. The appeal is allowed and planning permission is granted for installation of an open access communication hub at Pavement to Right of Entrance to Lockwood Walk, Western Road, Romford, RM1 3LW in accordance with the terms of the application, Ref P0156.23, dated 27 January 2023, and the plans submitted with it, subject to the conditions set out in the schedule at the end of this decision.

Appeal B Reference: APP/B5480/Z/23/3325483

2. The appeal is allowed and express consent is granted for 2 x internally illuminated LCD advertisement displays at Pavement to Right of Entrance to Lockwood Walk, Western Road, Romford, RM1 3LW in accordance with the terms of the application, Ref A0009.23, dated 27 January 2023, and the plans submitted with it, subject to the conditions set out in the schedule at the end of this decision.

Preliminary matters

3. As set out above, there are two appeals on this site. Appeal A relates to the physical structure and Appeal B to the advertisement display that it would carry. I have considered each proposal on its individual merits. However, to avoid duplication I have dealt with the two schemes together, except where otherwise indicated.
4. The application form, used for both the application for planning permission and for the consent to display advertisement, described the development as "install an open access Communication Hub". In respect of the advertisement, the council described the proposal as "Advertisement Consent for 2 x internally illuminated LCD advertisement displays". I prefer the council's description as being more accurately describing the advertisement, and have adopted it in the heading above.
5. The address for the appeal site is given on the application form and the appeal forms as '8 Western Road', but the officer's report and the council's decision notices describe the site as 'Pavement to right of Entrance to Lockwood Walk'. The latter appears to me to be a more accurate way of describing the position of the site, and I have adopted it in the headings above.

Description of the proposed unit and display

6. The proposed communications hub would have a height of approximately 2.63m and a side profile measuring 0.3m. The communication side of the unit includes a projecting canopy made of solar panels that power the down light within the unit. The communication element of the Hub is activated via a 32 inch touchscreen above a defibrillator cabinet, which is a standard feature on all units. This side of the Hub also includes a charging point, emergency service line and local news channels. A touchpad is positioned at 1m from the ground to provide easy access for wheelchair users and the screen is designed with high contrast colours to assist the partially sighted. The integral defibrillator is said by the appellant to be unique to the Hub unit.
7. The advertisement display, subject of Appeal B, would be elevated by 530mm above the pavement. The advertisement face is integral to the Hub Unit design and comprises an ultra HD LCD screen for outdoor use making it visible in direct sunlight and able to automatically adjust to ambient changes. The screen can show both static and dynamic content which changes every 10 seconds. The images shown on the screen would change in a repeated sequence. In addition to commercial messages, the screen would be used to display local community messaging via the council's communication channel or can be used as a platform to promote local safety campaigns.

Main Issues

8. In respect of the advertisement appeal, my consideration of this case is confined to the issues of amenity and public safety. The main issues in the 2 cases are: i) the effect of the proposed hub and display on the character and appearance of the area; and ii) whether the proposals would lead to increased risk to pedestrian and highway safety through the siting and design of the communications hub close to the back-edge of the highway with heavy pedestrian footfall and within proximity to a busy bus interchange.

Reasons

The site

9. The proposed Hub would be located within a stretch of Western Road that is relatively narrow and apparently principally used by buses. Both sides of the road are occupied mainly by modern substantial buildings in commercial and retail uses, and a multi-storey car park. The footway in the length of the road where the proposed hub would be sited is wide – almost 9m from kerb line to the face of the building at the back edge of the pavement. It would be at the point where the road is widened to provide for bus stops.

Planning policies

10. Policy 25 of Havering Local Plan 2016-2031 seeks to promote and enhance connectivity by supporting physical infrastructure, whilst Policy 26 promotes high quality design. The Mayor's London Plan 2021 includes Policy D4 – Good Design, and an objective to support the effective use of the public realm to accommodate well designed and suitably located mobile digital infrastructure.
11. These policies and the objective mentioned are consistent with the National Planning Policy Framework (the Framework). Paragraphs 114 states "*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 (as these connections will, in almost all cases, provide the optimum solution)*".
12. In respect of outdoor advertising, paragraph 136 of the National Planning Policy Framework (the Framework) states that: "*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.*"

The effect of the proposed hub and display on the character and appearance of the area

13. As mentioned in paragraph 9 above, the footway is some 9m wide and the character of the area is large scale and commercial. In the immediate area there is little in the way of clutter except for a tall lamppost and some kerbside railings a little way away.
14. The hub is a well-designed piece of street furniture. It basically has clean well-defined lines, with each side devoted to its particular purpose. The large 86" advertising screen, set within a simple framework in a dark colour would face along the street on what is nominated as the rear façade. The design includes 13.5mm thick antivandal toughened safety laminated glass on all glazed surfaces and a nanotech surface treatment to enable easy removal of stickers and/or sprayed paint. The Front façade is logically laid out, topped with a restrained but clear Defibrillator sign, below which is a 32" touch screen with

phone, wayfinding and access to council services. These elements have a protected canopy, which incorporates a solar panel.

15. In this situation the proposed hub and its advertisements would be readily assimilated into the street scene without harming the character and appearance of the area.

Whether the proposals would lead to increased risk to pedestrian and highway safety

16. In view of the width of the pavement, the hub and its advertisements would not be detrimental to pedestrian movement. In addition, whilst situated close to the edge of the carriageway, the site is at a point in Western Road where the row of bus stops would mean that most of the vehicles in close proximity would be driven by drivers who have had to undergo training and testing, and would be well aware of pedestrians as they approach the bus stops. Any other vehicles using this part of the highway would be well separated from pedestrians on the footway. In addition, I saw that there is a traffic light controlled pedestrian crossing shortly before the appeal site which would encourage pedestrians not to consider entering the carriageway near the hub.
17. For these reasons I consider that there would be no increased risk to pedestrian and highway safety arising from the installation of the hub and its advertisement panel. In reaching this conclusion I have noted the comments of the Metropolitan Police Traffic Management Unit and what I am told of observations made by Transport for London in connection with similar proposals.

Conclusions

18. For the reasons that I have set out above I consider that the communications hub would not result in excess of clutter, and it would not be at odds with the essential character of the area and its existing built form, nor would it impede pedestrian movement. The advertisement display would not be harmful to matters of amenity and public safety. Therefore I will allow both appeals.

Conditions

19. In respect of appeal A, The statutory condition that provides a time limit on the start of development must be imposed. In addition, the council has suggested a number of conditions in the event that the appeal is upheld. I have considered these in the light of Planning Practice Guidance (PPG). I consider that the conditions should be imposed for the following reasons: condition 2 is to ensure community safety and in the interests of general amenity; and condition 3 is to ensure that the site is returned to a satisfactory condition at the end of life of the apparatus.

In respect of Appeal B, the council has also suggested conditions; I will impose these for the following reasons: conditions 1 to 5 are required and specified by the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the advertisement; condition 6 is to meet the recommendations of the Institute of Public Lighting Engineers Technical Report No. 5 (Third Edition) in the interests of living conditions of neighbours and

general amenity; conditions 7 is in the interests of sustainability and highway safety and general amenity; conditions 8 to 13 are in the interests of highway safety and general amenity.

Terrence Kemmann-Lane

INSPECTOR

Schedule of Conditions

Appeal A Ref: APP/B5480/W/23/3325482

1. The development to which this permission relates must be commenced not later than three years from the date of this permission.
2. This Communication Hub must be managed in accordance with the agreed Unit Management Plan (v2 September 2022) and must include the ongoing use of a system to identify repeated anti-social number use, with a review after the first three months of installation between police and JC Decaux to assess any issues arising. Any change to the Unit Management Plan should be approved by the local planning authority and the Metropolitan Police Designing Out Crime Team. The Unit Management Plan must remain for the lifetime of the device.
3. The equipment hereby permitted shall be removed from the site when it becomes redundant and the surrounding land made good.

Appeal B Ref: APP/B5480/Z/23/3325483

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to:-
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
6. The degree of illumination during the day should not exceed 2500 Cd/m² and 300 Cd/m² in the hours of darkness.
7. The screen shall be designed so that in the event of breakdown it shall automatically power off to prevent flashing error messages being displayed and shall be so maintained.

8. The main facing advertisement panel (non-kiosk side) shall not display commercial or community messages and shall be powered off between 11:59PM and 06:00AM.
9. No special visual effects of any kind are permitted during the time that any message is displayed. The displayed image must not include animated, flashing, scrolling, intermittent or video elements.
10. No visual effects of any kind to be permitted to accompany the transition between any two successive messages. The replacement image must not incorporate any fading, swiping or other animated transitional method.
11. The minimum time between successive displayed images shall be 10 seconds.
12. The sequencing of messages relating to the same product is prohibited.
13. No advertisement to resemble traffic signals.

End of conditions