



Appeal Decision

Site visit made on 26 January 2026

by A Hickey MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 05 March 2026

Appeal A Ref: 6001668

Pavement o/s Nottingham College City Hub, 111 Canal Street, Nottingham NG1 7HB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Richard Wilson of NWP Street Limited against the decision of Nottingham City Council.
 - The application Ref is 25/01403/PFUL3.
 - The development proposed is new communications kiosk with integrated advertising display and defibrillator.
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Appeal Ref: APP/Q3060/Z/25/3375758

Pavement o/s Nottingham College City Hub, 111 Canal Street, Nottingham NG1 7HB

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) against a refusal to grant express consent.
 - The appeal is made by Mr Richard Wilson of NWP Street Limited against the decision of Nottingham City Council.
 - The application Ref is 25/01404/ADV2.
 - The advertisement proposed is 1no. digital advertisement display within proposed new communications kiosk.
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Decisions

Appeal A

1. The appeal is allowed and planning permission is granted for new communications kiosk with integrated advertising display and defibrillator at Pavement o/s Nottingham College City Hub, 111 Canal Street, Nottingham NG1 7HB in accordance with the terms of the application, Ref 25/01403/PFUL3, subject to the attached schedule of conditions.

Appeal B

2. The appeal is allowed and express consent is granted for the display of 1no. digital advertisement display within proposed new communications kiosk at Pavement o/s Nottingham College City Hub, 111 Canal Street, Nottingham NG1 7HB 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 additional conditions set out in the attached schedule.

Preliminary Matters

3. There are two appeals relating to the site, one against the refusal of planning permission and the other against the refusal of advertisement consent. They are intrinsically linked and raise similar issues. While considering each on its own merits, I have dealt with both in a single decision letter.
4. In relation to Appeal B, the Regulations¹ require that decisions are made only in the interests of amenity and public safety, taking account of any material factors. The National Planning Policy Framework (the Framework) and Planning Practice Guidance (PPG) confirm this approach. Therefore, while I have taken account of the policies that the Council considers to be relevant, these have not been decisive in my determination of this appeal.

Main Issues

5. The main issue in respect of Appeal A is the effect of the proposed development on the character and appearance of the area.
6. The main issue in respect of Appeal B is the effect of the proposed advertisement on visual amenity.

Reasons

Character and appearance/visual amenity

7. The appeal site comprises an area of pavement on Canal Street, alongside a Nottingham College building. The building is substantial in scale and incorporates an overhanging design above ground-floor level, with landscaping and planters adjacent to the footway. The surrounding area has a mixed character, with a variety of commercial uses and buildings that exhibit a pronounced vertical emphasis. Within the street scene and wider area, there is a range of street furniture of differing heights and widths, including vehicle bollards, bus stops, telecommunications cabinets, litter bins, lighting columns, a freestanding digital street hub and road signage.
8. Although the kiosk would represent additional street furniture, there is already a variety of such features within the area. The kiosk would not appear visually isolated from surrounding development and would not appear dominant within the street scene. It would be relatively slim in profile and, given the width of Canal Street and its footway, would not interrupt key views or undermine the open character of the immediate area. Whilst located in proximity to other street furniture, the introduction of the kiosk would not result in harmful visual clutter or detract from the visual amenity of the area.
9. For the reasons given above, the development and the advertising display would not harm the character and appearance of the area or the visual amenity of the area. It would therefore not conflict with Policy 10 of the Greater Nottingham Broxtowe Borough Gedling Borough Nottingham City Aligned Core Strategies Part 1 Local Plan and Policies DE1, DE2 and DE5 of the Nottingham City Land and Planning Policies Development Plan Document Local Plan Part 2, which collectively aim to secure well-designed, context-responsive developments.

¹ The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Other Matters

10. The Council has not raised any issues of public safety. Based on the evidence before me, I see no reason to disagree.

Conditions

11. The Council have suggested conditions if the appeals were allowed. I have considered these suggestions against the advice in the Framework and PPG.
12. In addition to the time limit condition, I consider that a plans condition is also necessary for Appeal A.
13. Appeal B would be subject to the 5 standard conditions, as set out in the Regulations. In addition, to prevent the proposed advertisement from distracting road users and in the interest of visual amenity, conditions on illumination and display are necessary.

Conclusion

14. For the reasons set out above, the appeals A and B should be allowed.

A Hickey

INSPECTOR

Schedule of Conditions

Appeal A

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the approved drawings: NWP-KIOSK/001, 4870-001-001, and the Location Plan.

End

Appeal B

- 1) In the hours of darkness, the advertisement display luminance shall be no greater than 300cd/m² in accordance with the recommended maximum night time luminance value set out in Table 10.4 within the Institution of Lighting Professionals – Professional Lighting Guide (PLG 05) 'Brightness of Illuminated Advertisements including Digital Displays' (or its equivalent in a replacement guide) in cd/m².
- 2) In daylight hours, the advertisement display luminance shall be controlled in order to reflect ambient light conditions (to ensure it is neither too bright or too dull), and shall at all times be no greater than the recommended maximum daytime luminance values set out in Table 10.5 within the Institute of Lighting Professionals - Professional Lighting Guide (PLG 05) 'Brightness of Illuminated Advertisements including Digital Displays' (or its equivalent in a replacement guide) in cd/m².
- 3) No individual advertisement on the LED screen shall contain moving images, animation, intermittent or full motion video images, or any images that resemble road signs or traffic signals. The installation shall include a mechanism that freezes the display or shuts the screen down in the event of a malfunction.

End