

PLANNING COMMITTEE – Thursday 16 July 2026

26/0377/LBC - Listed Building Consent: Refurbishment of existing K6 telephone kiosk including minor repairs, replacement of glazing, reinstatement of missing signage. Installation of removable transparent stained-glass-effect community artwork panel to the internal face of glazing at K6 TELEPHONE KIOSK OPPOSITE ALL SAINTS CHURCH, CROXLEY GREEN, HERTFORDSHIRE, WD3 3AN.

Parish: Croxley Green Parish Council
Expiry of Statutory Period: 12.06.2026
Extension of time: 17 July 2026

Ward: Dickinsons.
Case Officer: Lauren Edwards

Recommendation: That Listed Building Consent be granted.

Reason for consideration by the Committee: Three Rivers District Council are the owners of the land upon which the kiosk sits.

1 Relevant Planning History

- 1.1 No relevant planning history.

2 Description of Application Site

- 2.1 The application site relates to a Grade II Listed telephone kiosk which is opposite All Saints Church adjacent to 'New Parade' at The Green, Croxley Green.
- 2.2 The site is located within the Croxley Green Conservation Area.

3 Description of Proposed Development

- 3.1 This application seeks Listed Building Consent for the refurbishment of the existing K6 telephone kiosk including minor repairs, replacement of glazing, reinstatement of missing signage. Installation of removable transparent stained-glass-effect community artwork panel to the internal face of glazing.
- 3.2 The existing Kiosk will be cleaned, repaired and repainted in the traditional BT red, gold and black. The larger polycarbonate panels will be replaced. The glass panels will be cleaned.
- 3.3 Replacement of missing 'TELEPHONE' and 'push/pull' signage to like for like.
- 3.4 The existing 8watt lightbulbs will be replaced with 8watt low energy bulbs.
- 3.5 Once refurbished printed transparent community artwork will be applied to the newly restored polycarbonate panels (on the inside). These do not include physical affixation or adhesive.

4 Consultation

4.1 Statutory Consultation

4.1.1 Croxley Green Parish Council:

Croxley Green Parish Council notes the application has been submitted by Croxley Green Parish Youth Council and commends their dedication and hard work on this project.

4.1.2 Conservation Officer:

The application is for Listed Building Consent: Refurbishment of existing K6 telephone kiosk including minor repairs, replacement of glazing, reinstatement of missing signage. Installation of removable transparent stained-glass-effect community artwork panel to the internal face of glazing.

The application relates to the Grade II listed K6 Telephone Kiosk Opposite All Saints Church Croxley Green (List Entry Number: 1347867). It was designed 1935 1935 by Sir Giles Gilbert Scott, built in cast iron with margin glazing to windows and door.

It is in Croxley Green Conservation Area which has a Conservation Area Appraisal (CAA) adopted in 1996. The kiosk is a landmark structure within the Conservation Area. The CAA identifies the area around the Grade II listed All Saints' Church (List Entry Number: 1100842) as an important "gateway" into the Conservation Area and specifically notes the presence of the listed K6 telephone kiosk adjacent to the row of shops opposite the church.

The proposal would comprise for the like-for-like restoration and repurposed use of the kiosk. As part of the new use, the proposal would include installation of removable stained glass-effect panelling.

These physical changes would alter the historic character of the kiosk. However, the proposal would include improvements, including to the broken glazing as described above. In addition, the historic use is no longer viable and so a community use is likely to be an optimum viable use. In addition, the alterations would be reversible.

On this basis, no heritage harm is identified from the proposal subject to details:

The submission includes a 'Description of Proposed Works' Section 7 in the Design, Access, and Heritage Statement. This describes the proposed works in detail. It is recommended that this is secured as an approved document should be permission be granted. In addition, any new materials should be secured through a planning condition to be submitted and approved by the LPA prior to their use.

Lighting is mentioned in 'Description of Proposed Works' at para 7.2.2., which states that: 'An assessment of internal lighting will be undertaken to ensure the artworks are appropriately illuminated.

Where necessary, the existing 8-watt bulb may be replaced with a low-energy 8-watt LED equivalent to improve light levels, without altering the character or appearance of the kiosk.' This lighting approach is acceptable in principle. However, any new lighting has the potential to impact the character of the listed kiosk and the Conservation Area. On this basis, details of any lighting scheme should be secured by condition, to include brightness, colour and hours of use of lighting.

Subject to the details required by condition highlighted above, overall no heritage harm has been identified in the proposal.

This response has been made with regard to Sections 16 (2), 66 (1) and 72 (1) of the Planning and Listed Building Act 1990 and the National Planning Policy Framework Chapter 16 'Conserving and Enhancing the Historic Environment'.

4.1.3 National Grid: No response received.

4.1.4 Twentieth Century Society:

Thank you for consulting the Society above Listed Building Consent application for the refurbishment of existing K6 telephone kiosk including minor repairs, replacement of

glazing, reinstatement of missing signage. Installation of removable transparent stained-glass-effect community artwork panel to the internal face of glazing.

The red telephone box is a K6 kiosk designed by Sir Giles Gilbert Scott in 1935 to celebrate the Silver Jubilee of the coronation of King George V. More than 60,000 K6s were installed up to 1968 and of these around 20% still exist.

The telephone box is Grade II-listed. From the information on Historic England's website, it appears that damage has occurred to the telephone box's top glass panel between 2021 and 2023. In the preceding years further damage and deterioration has occurred.

We welcome efforts by Croxley Green Parish Council to restore and repair this important example of Twentieth Century street furniture. The rise of mobile phones has led these historic red telephone boxes to become redundant and often neglected and new creative uses can ensure that they remain part of our streetscape into the future.

We have no issue with proposals to use the telephone box to display art work that reflects the community and culture of the area in which it sits. As this work will be fully reversible then this can also be updated and changed, and no harm will occur to the significance of the heritage asset. As this art work will be produced by youths from the local community, it will also hopefully act to deter graffiti to the phone box, through local engagement and ownership.

We defer to the conservation officer to approve any details of fixings into the boxes and materials used for the restoration of the telephone box. All materials wherever possible should be like-for-like.

4.1.5 Herts Archaeology:

In this instance I consider that this development is unlikely to have a significant impact on heritage assets of archaeological interest and I have no comment to make upon the proposal.

4.2 **Public/Neighbour Consultation**

4.2.1 Number consulted: 3

4.2.2 No of responses received: 0

4.2.3 Site Notice: Expired 16.05.2026. Press notice: Expired 23.05.2026

5 **Reason for Delay**

5.1 Committee cycle.

6 **Relevant Planning Policy, Guidance and Legislation**

6.1 S16(2) of Planning (Listed Buildings and Conservation Areas) Act 1990 requires LPAs to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.

6.2 National Planning Policy Framework and National Planning Practice Guidance

In 2024 the new National Planning Policy Framework was published. This is read alongside the National Planning Practice Guidance (NPPG). The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance

with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another. The NPPF is clear that “existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework”.

The NPPF states that ‘good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would ‘significantly and demonstrably’ outweigh the benefits.

6.3 The Three Rivers Local Development Plan

The application has been considered against the policies of the Local Plan, including the Core Strategy (adopted October 2011), the Development Management Policies Local Development Document (adopted July 2013) and the Site Allocations Local Development Document (adopted November 2014) as well as government guidance. The policies of Three Rivers District Council reflect the content of the NPPF.

The Core Strategy was adopted on 17 October 2011 having been through a full public participation process and Examination in Public. Relevant policies include Policies CP1 and CP12.

The Development Management Policies Local Development Document (DMLDD) was adopted on 26 July 2013 after the Inspector concluded that it was sound following Examination in Public which took place in March 2013. Policy DM3 is relevant.

The Croxley Green Neighbourhood Plan.

The Croxley Green Conservation Area Appraisal.

7 **Planning Analysis**

7.1 Character and Heritage

- 7.1.1 The NPPF gives great weight to the conservation of heritage assets and requires ‘clear and convincing justification for any harm to or loss of significance of a heritage asset. Policy DM3 requires development to preserve or enhance the character and appearance of the Conservation Area.
- 7.1.2 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote development of a high enduring design quality that respect local distinctiveness and Policy CP12 of the Core Strategy relates to design and states that in seeking a high standard of design, the Council will expect development proposals to have regard to the local context and conserve or enhance the character, amenities and quality of an area and conserve and enhance natural and heritage assets.
- 7.1.3 Policy DM3 of the Development Management Policies LDD (adopted July 2013) sets out that the Council will preserve the District’s Listed Buildings and will only support applications where the extension or alteration would not affect a Listed Building’s character as a building of special architectural or historic interest or its wider setting.
- 7.1.4 The telephone Kiosk is a Grade II Listed Building. Whilst it no longer operates as a telephone box the kiosk remains a Listed Building. The site is also located within The Croxley Green Conservation Area.

- 7.1.5 The Conservation Officer has reviewed the proposal and raises no objections subject to use of conditions. It is noted that the installation of artwork would alter the historic character of the telephone kiosk. However there are benefits of the proposed in relation to repairing and improving the current integrity/condition of the building. The use of the kiosk as a phone box is no longer viable and as such a community use is considered to safeguard the future of the fabric of the structure with an optimum viable use. Furthermore the artwork is fully reversible and thus would not undermine the fabric or character of the Listed Building. It is also noted that this application does not consider the use, in so far as only Listed Building Consent is sought. However on the basis of the works proposed it is not considered that planning permission is required under separate cover for a material change of use. In any event the proposed works subject to this application are considered acceptable in terms of their impact on the heritage assets.
- 7.1.6 A condition would be attached to ensure the works are carried out in accordance with the detail and methodologies as set out within the submitted statements. Any new materials to be used that are not included within the information already submitted would be required, by condition, to be submitted to the LPA prior to installation/use.
- 7.1.7 The Conservation Officer has requested a condition relating to lighting. At this time the applicant is proposing replacement 8 Watt energy saving light bulbs to replace the existing 8 Watt bulbs. As such replacing the light source is acceptable. Any additional lighting would require consent under separate cover prior to those works taking place and therefore it is not considered reasonable to attach a further condition.
- 7.1.8 As such the proposed development would be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and the NPPF.

8 Recommendation

- 8.1 That LISTED BUILDING CONSENT be GRANTED subject to the following conditions:

- C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- C2 The works hereby permitted shall be carried out in accordance with the detail and methodology as set out in within Section 7 of Design, Access, and Heritage Statement submitted with the application. No other materials shall be used or works undertaken other than those expressly set out within this document.

Reason: To ensure that the external appearance of the Listed building is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

Informatives

- 11 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application which includes a fee.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 0208

207 7456 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) (for self-build housing) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- I2 The applicant is reminded that the development subject of this grant of listed building consent must be carried out in accordance with the submitted documents including 200126/0377/LB/003, TRDC 001 (Location plan), TRDC 002 (Block plan)
- I3 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.