

Delegated Report		Analysis sheet	Expiry Date:	19/12/2012
		N/A / attached	Consultation Expiry Date:	06/12/2012
Officer			Application Number	
Aysegul Olcar-Chamberlin			2012/4523/P	
Application Address			Drawing Numbers	
Centenary House 96-98 Camden High Street London NW1 7JY			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal				
Replacement of existing telecommunications roof top flagpole with new flagpole antenna, and replacement of roof level equipment cabinet as well as installation of other ancillary telecommunications equipment.				
Recommendation:		Grant conditional planning permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	09	No. of responses	00	No. of objections	00
			No. electronic	00		

Summary of consultation responses:	<p>A site notice was displayed from 02/11/12 to 23/11/12. A press notice was advertised on 15/11/12 and expired on 06/12/12.</p> <p>No response from the adjoining occupiers has been received.</p>
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CAAC/Local groups comments:	<p>Camden Town CAAC objected to the proposed location of the flagpole and other telecom equipments and made the following comments:</p> <ul style="list-style-type: none"> Given the corner location of the building the existing flagpole and its culler is very detrimental to the Conservation Area The flagpole and other items should be located at the rear of the building. <p><i>Response: Following the officer's concerns over the proximity of the rear of the application building to the Grade II listed terrace on Pratt Street Camden Town CAAC withdrew their objection to the proposal. The officer considered the recommended location to worsen the impact of the proposed antenna on these listed buildings.</i></p>
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Site Description

The application site is a four storey corner building with a plant room on the roof top is located on the eastern side of Camden High Street on its corner with Pratt Street in the Camden Town Conservation Area. The application property is currently occupied by Halifax (Financial and Professional Services: Class A2) and commercial offices.

The site is within a primary retail frontage, within the town centre boundary. There are a number of Grade II listed properties at the rear of the application site (4-16 Pratt Street) within approximately 6m from the application site.

Relevant History

PEX0300226/P – Planning permission was granted on 26/09/2003 for the installation of a flag pole style telecommunications facility incorporating 3 panel antennas, 2 dish antennas, 1 equipment cabinet, ancillary equipment on the roof and a ground floor level electricity cabinet.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the Impact of Growth and Development)

CS 7 (Promoting Camden's centres and shops)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

Development Policies

DP24 (Securing High Quality Design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the Impact of Development on Occupiers and Neighbours)

Camden Planning Guidance 2011

CPG 1 (Design)

CPG 6 (Amenity)

Camden Town Conservation Area Appraisal and Management Strategy

Streetscape Design Manual

NPPF (2012) – Section 5

Assessment

Proposal:

The proposed scheme will provide coverage for 'Orange' and is for the replacement of the existing telecommunications flagpole with a similar new flagpole, replacement of equipment cabinet with a smaller cabinet measuring 600mmx480mmx1600mm and other minor additional ancillary telecommunications equipment. The proposed cabinets would be painted in matching colour to that of the existing ones.

The assessment of this application would be based on only the siting and appearance of the equipment; thus it is not possible to raise objections on any other grounds such as health.

Principle:

Section 5 of the NPPF encourages local planning authorities to support the expansion of electronic communications networks, including telecommunications and high speed broadband and advises that the necessary evidence listed below to justify the applications to be submitted:

- The outcome of consultations with organisations with an interest in the proposed development (in particular nearby schools or colleges);
- A statement to certify that the cumulative exposure, when operational, will not exceed International Commission on non-ionising radiation protection guidelines;
- For new masts or base, evidence to support that the applicant has explored the possibility of erecting antennas on an existing building, mast other structure.

According to the applicants' supporting statement the purpose of the proposed upgrading of the existing equipments and additional ancillary equipments is to improve telecom coverage and the proposal would not be likely to cause any undue electrical interference for nearby residents. Given the proposal is for an upgrade of an existing site no alternative site investigations have been carried out. In addition to that, there are no schools or colleges near the application site which the proposed telecom antenna and equipments would be visible. On the basis of this the proposal is considered acceptable in principle.

Design and Appearance:

The roof of the existing building is 13m high above the street level. The existing flagpole antenna is 6.5m high above the roof top. The proposed flagpole antenna would be the most dominant feature of the proposal but, by reason of its siting, height and design, would not worsen the existing situation or create additional clutter which would be detrimental to the townscape and the appearance and character of the wider conservation area.

The principle of the flagpole antenna and associated telecom equipment as established with the previous planning permission for this location. Although the proposed flagpole would be visible from long views on Camden High Street and Pratt Street it would be located in the same position as the existing flagpole and would not be any higher or bulkier than the existing flagpole. The rest of the proposed equipment would be minor in scale and would not significantly change the existing elevations of the building.

It is thus considered that the proposal would create not create prominent and intrusive visual clutter

which is unrelated to its surroundings or harm the character and appearance of the overall townscape and the wider conservation area.

Health:

The applicants submitted a declaration of confirmatory with ICNIRP Public Exposure Guidelines to confirm that the proposed antenna will comply with the radio frequency (RF) guidelines of the International Commission. It is therefore considered that it would be difficult to substantiate a reason of refusal based on a perceived health risk.

Amenity:

The proposed flagpole antenna and equipments would not result in any loss of daylight, sunlight or privacy to the neighbouring residents.

Recommendation:

Grant conditional planning permission.

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