

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		14/11/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		19/20/11	
<b>Officer</b>				<b>Application Number(s)</b>			
Angela Ryan				2011/4745/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
145-147 York Way London N7 9LG				Refer to decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Installation of 3 antennas, 7 transmission dishes and 2 equipment enclosures to roof and associated works.							
<b>Recommendation(s):</b>		<b>Grant Planning permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>31</b>	No. of responses	<b>1</b>	No. of objections	<b>1</b>
				No. Electronic	<b>1</b>		
<b>Summary of consultation responses:</b>		<p>Three site notices were also displayed on Cliff Road, Cliff Villas and York Way from 28/09/11 to 19/10/11.</p> <p>One objection has been received from the occupier of no. 1 Cliff Road, on the basis that the additional equipment would have an adverse impact on the skyline and would negatively impact on visual amenity along York Way and from other aspects (<b>Officer's response:</b> See para. 3.1.)</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		LB Islington was formally consulted; no response has been received.					
<b>Site Description</b>							
<p>The site comprises a six-storey building located on the west side of York Way. It has frontages on Cliff Road and Cliff Villas and is currently being used for commercial purposes (self-storage and warehouse). It lies within a terrace of four and five storey buildings comprising ground floor commercial uses, with some office and residential uses located on the upper floors on York Way, and residential, educational and commercial uses located within the surrounding area.</p> <p>The building is neither listed nor located within a designated conservation area, although it does border the Camden Square Conservation Area to the north-west on the opposite side of Cliff Road. The Borough boundary with LB Islington is to the east of York Way.</p>							
<b>Relevant History</b>							
2000 Prior approval granted for the siting and appearance of pole-mounted panel antennae, equipment cabin and ancillary structures (Ref: PE9900781)							
2005- Permission granted for the installation of 4 telecommunications equipment cabinets to roof of storage and warehouse building (Class B8). (Ref: 2005/4816/P)							

2010- Permission granted for the installation of two replacement telecommunications antennas, one equipment cabinet and associated ancillary development at roof level.(Ref: 2010/3962/P)

## Relevant policies

**Core Strategy Policies CS1** – (Distribution of growth) **CS5** – (Managing the impact of growth and development) **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) **CPG 2011; PPG8 Telecommunications 2001**

## Assessment

### 1. Proposal:

1.1 The applicant seeks permission to install 3 antennas, 7 transmission dishes and 2 equipment enclosures on the roof of the application site. This will consist of 3x transmission dishes and 1x antenna on the north east elevation facing York Way; 1x antenna and 1x transmission dish on the north elevation facing Cliff Road, 1x antenna and 3x transmission dishes on the south west elevation facing Cliff Villas, and 2 equipment enclosures on the south east elevation facing the courtyard area.

1.2 There is presently a variety of roof level telecommunications equipment on the roof of the building. However, UK broadband does not currently have contiguous 4G network coverage in the area, and the proposed works are therefore for the purpose of providing 4G network coverage.

1.3 The main issues to consider are: -

- The impact of the development on the host building
- The impact of the development on amenity

### 2. Design

2.1 The application site building is 20.9m high from ground floor level. The two proposed equipment enclosures will be located alongside one another and will each be approximately 0.6m wide, 0.65m long and 1.6m high. They will be positioned in a location facing the courtyard area, which is surrounded by residential and office development. The equipment housing will not be readily visible from the street or from surrounding views as they will be set back approximately 10.1m from the front of the building facing York Way and 12m from the side elevation facing Cliff Road and obscured by existing structures on the roof such as the lift overrun and stairs.

2.2 The proposed antennas would be of a similar design to those which presently exist on the roof. In order to minimise the impact of the development it is proposed to place the antennas on existing poles wherever possible. They will be set back from ranges between 0.2m and 2.5m from the roof edges and protrude approximately 2.1m above the roof but will be no different in height to those which presently exist.

2.3 The proposed transmission dishes are 0.6m in diameter and would also be of a similar design to those which already exist. They too will be set back from ranges between 0.2m and 2.5m from the roof edge and are also proposed to be placed on existing freestanding poles where appropriate.

2.4 Given that there will be no increase in the height of any equipment on the building and the works will form a general localised cluster on one building, it is considered that any additional harm to the building's character will be minimal. The site is not located within a conservation area and given the utilitarian design of the proposed works it is not considered that any design issues are raised.

### 3. Amenity

3.1 It is acknowledged that the equipment will be seen from some vantage points surrounding the site. Given their proposed location (some elements of which are set back from the immediate edge of the roof, and their proposed commensurate height and design to those which already exist, it is considered that the proposal would not unduly impact on the skyline, as the openness of the area would not be significantly compromised as a result. It is therefore considered that the proposal would not have an unacceptable impact upon visual amenity.

3.2 It is also acknowledged that the proposed antennas are located in close proximity to schools, namely Brecknock Primary School (to the south) and Bridge Primary and Hungerford Primary (both to the north-west). The antennas are not proposed to be positioned in a direction directly facing any of the local school buildings and grounds, which is welcomed. With regard to the potential impact on health, paragraph 98 of PPG8 states that "if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them". Although no objections to the application have been received in this regard, the Council is aware of public concern surrounding possible impacts on health. However, given the guidance within PPG8 and the information submitted by the applicant, it is considered that the refusal of the application on health grounds would not constitute a sustainable reason for refusal if the application were to be considered at appeal. With regard to other amenity issues such as overlooking/privacy, outlook, sunlight and daylight matters, the proposals are not considered to impinge on any of these amenity issues.

**Recommendation: Approve**

## **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 7<sup>th</sup> November 2011.**

**For further information see**

**<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>**