

Delegated Report		Analysis sheet		Expiry Date:		23/03/2011	
		N/A		Consultation Expiry Date:		24/02/2011	
Officer				Application Number(s)			
Katrina Christoforou				2010/5889/P 2010/5890/L			
Application Address				Drawing Numbers			
62 Camden Road London NW1 9DR				See draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of face mounted antenna on front elevation at third floor level, GRP replica chimneystack containing two antenna to the rear/side (Camden Street elevation) and equipment cabinet at basement level within lightwell (Camden Street elevation).							
Recommendation(s):		Refuse permission and listed building consent					
Application Type:		Full Planning Permission & Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses	01	No. of objections	01
				No. electronic	01		
Summary of consultation responses:		<p>Site notices and press notices were displayed.</p> <p>The occupier of 133 Camden Street objected to the proposal. The objection is summarised below:</p> <ul style="list-style-type: none"> • The health risks of having an antenna so close to habitable accommodation are unknown. • Property prices will be affected. • Strongly object. 					
CAAC/Local groups comments:		N/A					

Site Description

This four storey end of terrace building is located on the prominent corner of Camden Road and Camden Street. The terrace runs along the south east side of the first stretch Camden Road leading on from the main junction at Camden Town Tube Station. The early 19th century terrace is Grade II Listed but is not within a conservation area. It is understood that the building is in non-residential use.

Relevant History

No relevant planning history.

Relevant policies

LDF Core Strategy and Development Policies

CS5- Managing the impact of growth and development

CS14- Promoting high quality places and conserving our heritage

DP24- Securing high quality design

DP25- Conserving Camden's Heritage

DP26- Managing the impact of development on occupiers and neighbours

Supplementary Planning Guidance

Camden Planning Guidance 2006

Assessment

1.1 The proposal is for the erection of a cable tray along the full height of the flank (east) elevation facing onto Camden Street with a GRP replica chimney stack containing two antenna at roof level, an antenna face mounted on pan and tilt brackets on the front elevation at third floor level and the installation of a harrier cabinet on a concrete base within the basement lightwell to the side (east) elevation.

1.2 The details outlined above are those shown on the submitted scale drawings. The details do not correspond with the description of development provided on the application form which refers to three new replica chimney stacks, or the photo montages which are annotated for 'illustrative purposes only'. The applicant has clarified by telephone that the details shown on the drawings form the basis of this assessment and that the description and photomontages are incorrect and represent superseded proposals for the site.

1.3 The main issues for consideration are the impact upon the character, appearance and architectural integrity of the listed building and the area generally and the impact upon the amenity of neighbours.

Design and appearance

1.4 The listed terrace which number 62 terminates runs all the way from number 8 Camden Road. The terrace is constructed of yellow stock brick with rusticated stucco ground floors or stucco shopfronts. The properties are 3 storeys high above basements and Nos.26-62 have attic storeys. The roofs are masked by a continuous parapet which is interrupted only by an alignment of substantial chimney stacks which are regularly aligned, rising from the party walls. Each of the properties has a consistent width including two windows with the exception of the application property which projects slightly, has 3 windows to Camden Road and 3 blind windows to the return to Camden Street. The property forms a termination to the Camden Road terrace and the listed Camden Street terrace. The building is considered to make a key contribution to the wider setting of the listed buildings in long street views. The homogenous appearance of the terrace with regularly aligned chimneys is integral to the character of the listed buildings. The uniformity of the individual buildings is considered to contribute to the overall architectural composition. Number 62 and the wider terrace are largely unaltered, particularly at roof level.

1.5 The positioning and scale of the replica chimney would be out of keeping and jarring to the strong chimney pattern along the terrace. This would unbalance the roofline and would be detrimental to the special interest of the host building and the terrace. The mock chimney is to be constructed of glass reinforced plastic. Samples and exact detailing of the proposed material have not been provided. However, the use of this material is considered to be out of keeping with the host property and is unlikely to achieve a convincingly synthesised finish with the existing brickwork. The attachment of an antenna on the front elevation and the provision of a

cable tray running up the entire flank elevation despite being painted to match the brickwork would appear incongruous and would harm the architectural unity of the terraces adding inappropriate clutter.

1.6 The harrier cabinet at basement level is relatively discretely located and no objection is raised to this element of the proposals.

The benefits of enhanced network coverage are not considered to outweigh the significant harm that would be caused to the listed building, the terrace and the wider street scene as a result of the proposals. The applications are recommended for refusal on this basis. Alternative proposals have been comprehensively explored and it is considered likely that a more sympathetic solution could be achieved.

Neighbour amenity

1.7 The proposals would have no significant impact upon the residential amenity of neighbours in terms of daylight/sunlight or outlook. Concerns have been raised by a neighbour in relation to the potential health risks of locating an antenna close to residential properties. The applicant has submitted an ICNIRP declaration which confirms that the equipment will be in accordance with accepted national and EU guidelines. Planning legislation does not offer control over public health matters of this nature. As such, it would be inappropriate to refuse the application on this basis.

Recommendation:

Refuse planning permission and listed building consent.

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