

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>01/01/2010</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>15/12/2009</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Gavin Sexton				2009/5359/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Iverson Road Open Space Iverson Road London				See 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>							
Re-location of 13.2m high column supporting antennas, 2 radio equipment cabinets and ancillary equipment.							
<b>Recommendation(s):</b>		<b>Grant Prior Approval</b>					
<b>Application Type:</b>		<b>GPDO Prior Approval Determination</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>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>	
			No. Electronic	<b>00</b>			
<b>Summary of consultation responses:</b>		No responses received to date.  Site notices placed on the 24 <sup>th</sup> November for three weeks.					
<b>CAAC/Local groups comments:</b>		No responses received to date.					
<b>Site Description</b>							
The application site is located near the junction of Iverson Road and West End Lane in West Hampstead. The site is not located within a Conservation Area, but is in an area of open space designated as a Borough Site of Nature Conservation Importance. There is a dense band of mature trees located along the southern boundary of the application site, some of which are protected by Tree Preservation Orders (TPO's).							
<b>Relevant History</b>							
<b>To the west of the application site:</b> 2006/2133/P- Prior approval granted for 'Erection of a 10.3m high pole containing telecommunications antennae, and ancillary equipment cabinet on pavement' at location west of application site - Pavement outside Hampstead Garden Centre.							
<b>To the east of the application site</b> (Footway of Iverson Road, Near to junction of West End Lane): 2005/5048/p: Approval refused for 'The erection of a 10.3m high slimline telecommunications pole and one associated equipment cabinet, on the pavement of Iverson Road adjacent to the billboard at the junction with West End Lane.' Reason for refusal: The siting of the proposed equipment, in conjunction with existing street							

furniture and in front of the traffic light installations located nearby, would result in an unacceptable safety hazard for pedestrians, cyclists and motorists using this road junction with West End Lane, would result in an excessively narrow pavement width to the detriment of pedestrian safety, and would result in excessive street clutter to the detriment of the local streetscape'

**Application site** (Railway embankment adjoining Iverson Road and West Hampstead Thameslink Station): 2003/1607/p: Prior approval granted for 'Installation of a 13m high pole containing 3 telecommunications antennae and an associated equipment cabinet, all on a 4m x 1.5m concrete base with perimeter railings.'

## Relevant policies

### London Borough of Camden Replacement UDP Revised Draft Deposit May 2004

B1 General design principles

T3 Pedestrians and cycling

T12 Works affecting highways

PPG8 (Telecommunications)

## Assessment

### Background

Vodafone currently have two kerb-side cabinets and a 13.2m telecoms pole sited on the railway embankment on the north side of Iverson Road, approx 70m from the junction with West End Lane. The cabinets are located at the back of pavement, set into the existing metal palisade fencing which bounds the railway embankment. The embankment is designated as Iverson Open Space (described as 'Wooded private open space' and a site of Nature Conservation Interest). The cabinets, although separated from the Open Space by the fencing, are therefore identified as being in the Open Space.

On 17 December 2009 Development Control Committee agreed to a Grant of Prior Approval for Network Rail's application for the erection of new station building on Iverson Road (2009/5114/P). The construction of the station building will displace the existing Vodafone mast and cabinets and hence Vodafone have made the current application to move the existing pole and cabinets 15m to the west.

The applicant has set out that the retention of a mast in the locality is required to maintain local cell coverage. The application does not seek to increase the number of radio equipment cabinets, poles or antennae.

### Assessment

The relocated pole and cabinets would be set at a right angle to the pavement and further back than the current position within the fence line at the back of pavement. They would be within the curtilage of the new Thameslink station, as indicated on the drawings package submitted for approval for the station, and could be read by passersby as equipment cabinets associated with the new station building. The cabinets would be screened from the public realm by a 2.5m tall brickwork compound. The relocation is considered an improvement over the existing in terms of the prominence of appearance from the street.

As required the equipment is accompanied by a Declaration of Conformity with ICNIRP Public Exposure Guidelines.

Telecoms providers are encouraged to share masts where possible and appropriate however there do not appear to be any other similar street-based antenna installations in the locality and in this instance the applicant asserts the need to replicate the existing coverage by re-locating within the immediate vicinity.

There are no schools within the immediate area to notify.

The applicant has submitted coverage plots to demonstrate the need for the location of the antennae.

The provision of the above details fulfills the requirements placed on the telecoms provider by PPG8 for accordance with the Prior Approval Determination procedure.

### Siting and Appearance

PPG8 and UDP policy PU8 state that the Council should facilitate provision of telecommunications equipment. However concern should also be had to its impact on visual amenity and the surrounding streetscene. The best and most sensitive environments should be protected. The appropriateness of the siting and design of this proposal is therefore the main material consideration.

The proposed location is within the Iverson Open Space which largely comprises the embankment at this end of Iverson Road. The embankment is a Site of Nature Conservation Importance. Policy N6 resists development on SNCIs. The existing location, while on the pavement side of the fence is within the SNCI. The new Thameslink station would develop a considerable portion of this part of the SNCI and would include within its cartilage an area of hard standing delineating the station perimeter, cycle parking spaces etc. The cabinets would be located within this area, as close to the boundary of the SNCI as possible. It is therefore considered that efforts have been made to minimise the impact of the telecoms equipment on the SNCI. In the context of the erection of the adjacent station building the telecoms equipment is considered to have minimal impact on the SNCI.

Furthermore the relocation of the cabinets would result in their reduced prominence on the street scene. The pole would be immediately adjacent to the new station building and would benefit from this proximity in respect of reducing its free-standing visual impact on the street. The new location is acceptable.

**Recommendation:** Grant prior approval for the siting and appearance of the pole with antennae, equipment cabinets and ancillary equipment.

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