

DISCLAIMER

Decision route to be decided by nominated members on Monday 15th June 2009. For further information see

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

Delegated Report		Analysis sheet	Expiry Date:	19/06/2009
		N/A / attached	Consultation Expiry Date:	10/06/2009
Officer		Application Number(s)		
Hannah Parker		2009/1999/P		
Application Address		Drawing Numbers		
The Tavistock Centre 120 Belsize Lane London NW3 5BA		See Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of telecommunications equipment at roof level, to replace existing.				
Recommendation(s):		Give approval		
Application Type:		GPDO Prior Approval Determination		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	01
Summary of consultation responses:	<p>A site notice was displayed Objection from a neighbouring property from the 20/05/09 until the 10/06/09</p> <ul style="list-style-type: none"> • Cumulative impact of the development and associated works which include signage and flood lighting which causes light pollution • Tavistock Centre over the past years has continually expanded its building to the detriment of the locals • The phone masts and large grey control portacabins have been appearing constantly over the years. • Health concerns • Light pollution • Installation of illuminated signs and notice boards that are not needed 					
CAAC/Local groups* comments: *Please Specify	No responses to date					

Site Description

Large T-shaped 6 storey medical block at corner of Fitzjohns Avenue and Belsize Lane. Located outside conservation area but immediately surrounded by Belsize and Fitzjohns Conservation Area. It is also situated near South Hampstead High School to SW of site.

Relevant History

PWX0202903 THE TAVISTOCK CENTRE 120 BELSIZE LANE

Application for prior approval for erection of telecommunications equipment at roof level, comprising 3 antennae, 2 dishes, and 1 equipment cabin and associated structures.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations

B5 Telecommunications

Planning Policy Guidance 8 Telecommunication

Camden Planning Guidance

Assessment

The application is for prior approval for siting and appearance only, as required in the GPDO. Furthermore a decision to approve or refuse has to be made within the 56 day period (i.e. by 19th June) otherwise consent is deemed to be granted within the provisions of the Order.

It is proposed to install

- A replacement equipment cabin with a large T918 equipment cabin to be mounted on existing steelwork.
- An additional Airwave panel antenna and dish on new mounted pole.
- Two Airwave panel antennas on new wall mounted poles. Existing antennas and poles to be removed.
- Airwave dish on new wall mounted to pole.

The above is in addition to the large amount of equipment already installed on the flat roof. The rooftop of the building is 18m above ground level and accommodates two telecommunications installations, Orange and Airwave. There are also two equipment cabinets. The proposed Airwaves equipment cabinet is 26m³. This is compared to its existing one which is 19m³ which equates to an increase in length of the cabinet of 0.9m

The proposed cabinet will match the existing in terms of colour and will be located in the same position. At a height of 18m above ground this relatively small increase in length will be hardly noticeable from the street scene below and is thereby considered acceptable.

The introduction of the Airwave panel antenna and dishes which are mounted on poles are considered acceptable. Although they will stand at a higher level than the equipment cabinet they will be slender in appearance and will not dominate the roof top. There are already similar poles and equipment on the roof which appear discrete from the street scene.

The overall cumulative impact of the proposal is considered acceptable and will not adversely harm the character or appearance of the host building or the surroundings.

In conclusion, no objections are raised to the siting and appearance of the telecommunications equipment in the context of the other structures at roof level, and considering the size and style of the block. Views from the adjoining conservation areas will not be harmed. The additional equipment will not resemble another roof storey.

Other issues

Although there has been an objection on health grounds this application can only be assessed under the siting and appearance criteria of the telecoms as stipulated in the GPDO.

The objections regarding the flood lighting and illuminated signs notice boards do not form part of this application and are not being assessed.

Recommendation Give Approval