

Delegated Report		Analysis sheet		Expiry Date:		06/03/2008	
		N/A / attached		Consultation Expiry Date:		27/02/2008	
Officer				Application Number(s)			
Joe Purcell				2007/5588/P			
Application Address				Drawing Numbers			
515 Finchley Road London NW3 7BB				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of telecommunications equipment at roof level, comprising 3 cellular antennas, 1 dish antenna and 6 equipment cabinets							
Recommendation(s):		Prior approval required and refused					
Application Type:		GPDO Prior Approval Determination					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses	07	No. of objections	07
				No. electronic	00		
Summary of consultation responses:		<p>A site notice was displayed from the 06/02/2007 to the 27/02/2007. Seven objections were received and a petition with 117 signatures, the grounds for objection are summarised below:</p> <ul style="list-style-type: none"> • The application site is adjacent to a conservation area and should be refused due to the sizeable, conspicuous and unsightly nature of the installation. • Health implications • Eyesore on conspicuous roof from long views • Should not be on a residential property 					
CAAC/Local groups* comments: *Please Specify		Not applicable.					

Site Description

The application site is a four storey mid terrace property with A5 use on the ground floor and three residential units on the floors above located on the southern side of Finchley Road immediately adjoining the Swiss Cottage Conservation Area boundary.

Relevant History

None relevant to this application

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.

Adopted Unitary Development Plan 2006

S1

S2

B1

B5

B7

CPG

Assessment

Proposal: The proposal consists of 3 cellular antennas and 1 dish antenna, 2 located on the NE (front elevation) of the roof and two on the SW (rear elevation) of the roof, the highest being 4.2m above the roof top. The 6 equipment cabinets would be located 10m back from the front elevation standing at a height of 5.2m above the roof top. The equipment is for Orange 2G/3G networks.

Justification: Orange state that this site is required to replace part of the coverage currently being provided by Orange's facility upon the roof of Kings College library, approximately 400m further north on the Finchley Road. The Kings College site is to be redeveloped and Orange must remove its equipment. This will result in a gap in service coverage unless new installations are found nearby. 515 Finchley Road is a suitable site to relocate the telecommunications equipment to as placed on the roof top they will be out of site of passers by and there is a row of mature trees outside the property that will provide extensive screening to the installation.

This GDPO application can only be assess in terms of siting and design of the equipment, and health and safety concerns cannot be taken account of

Design: The two cellular antennae positioned on the roof closest to the front elevation are proposed to be positioned in a chimney shroud to match existing chimneystacks, these would appear relatively inconspicuous on the streetscene. The cellular and dish antenna located towards the rear of the roof are positioned on slim line poles to give extra height but again are relatively inconspicuous on the streetscene. The equipment cabinets are typical structures to be found at rooftop level, however they are at a considerably higher than the adjoining antennae and due to this would be more prominent. The design in itself of the equipment cabinets is considered acceptable.

Siting: The application site is located centrally in a terrace of 7 properties. The roofline is prominent in the area and is unaltered by any other telecommunications units, air conditioning units or roof alterations/extensions. The siting of telecommunications equipment upon the roof of the central property of this terrace would be an introduction of unwelcome clutter on a unspoilt roofline that has previously resisted roof alterations or installations and would disrupt the clean lines of the terrace of roofs.

The submitted design and access statement states there is a row of mature trees that line the road outside 515 Finchley Road and would provide extensive screening to the installation. The trees are not located outside the property and are actually located 15-20m away either side of the property and are deciduous trees that only give limited cover for six months of the year. The roof is visible from long views in both directions on Finchley Road and from Studholme Court opposite and the Local Planning Authority consider due to the size and height of the cabinets they would be visible from these views and would create a bulky and prominent feature on the roof.

Due to the height and size of the cabinets and that the roof has no other clutter on it is considered that the new equipment on this roof would be unacceptable in its siting in a prominent position, and consequently would harm the appearance of the property, the setting of adjoining properties, and the character and appearance of this part of the Swiss Cottage Conservation Area.

Conclusion: The proposed cabinets, 3 cellular antennae and 1 dish antennae on the roof of the property, by virtue of their size and location on this roof edge, would harm the symmetrical and uncluttered line of the main roof as viewed from street level and thus would harm the appearance of the property, the setting of the adjoining properties and the character of the streetscene and adjoining conservation area, contrary to policies S1 and S2 (strategic policies), B1 (General design principles), B7 (Conservation areas), and B5 (Telecommunications) of the London Borough of Camden Replacement Unitary Development Plan 2006.

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