

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		15/08/2006	
		N/A / attached		<b>Consultation Expiry Date:</b>		20/07/2006	
<b>Officer</b>				<b>Application Number(s)</b>			
Charles Thuaire				2006/2833/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Pavement opposite 5 Platt's Lane, at corner of Kidderpore Avenue and Platt's Lane NW3				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>		
<b>Proposal(s)</b>							
Installation of a 8 metre high monopole containing three telecommunications antennas, plus an associated equipment cabinet on the pavement.							
<b>Recommendation(s):</b>		Refuse					
<b>Application Type:</b>		Full Planning Permission					
<b>Reasons for Refusal:</b>							
<b>Informatives:</b>		Refer to Draft Decision Notice					
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	47	No. of responses	90	No. of objections	89
<b>Summary of consultation responses:</b>		<u>Councillor Martin Davies</u> objects- Unnecessary and health impacts unproven. <u>89 local residents</u> object. Main grounds are - cabinet obstructs pedestrians on pavement, mast taller than surrounding tree poles, street clutter harms character of area, intrudes on setting of Grade II* listed Annesley Lodge at no. 8 Platt's Lane, health risks from mast, esp. to nearby nursery in St. Luke's Church Hall in Kidderpore Avenue, perceived health risks in a residential area.					
<b>CAAC/Local groups comments:</b>		<u>Hampstead CAAC</u> object – dislike the continued proliferation of these antennae.  <u>Heath and Hampstead Society</u> object - previous objections apply here i.e. public health; poles and boxes are ugly and add clutter to the streetscene, failure of operators to share masts leads to unnecessary proliferation.					
<b>Other comments:</b>		<u>Camden's Highways team</u> object - increased street clutter and health and safety issues.					
<b>Site Description</b>							
The site is on the SW corner of Platt's Lane, between the junction with Finchley Road and Kidderpore Avenue. The pavement at this point is approx. 3m wide and the back edge of the pavement is formed by a close-boarded timber fence that is approx. 1.8m high. Immediately behind the location of the proposed equipment the adjoining site contains a student hall of residence, within the grounds of which are mature shrubs and there is a semi-mature sycamore tree immediately to the SW of the application site. Immediately opposite are residential properties. There are also two lampposts in the immediate vicinity – these are approx. 6m high. The site is within a predominantly residential area, the							

lies within the Redington/Frognal Hampstead conservation area. There are no schools in the immediate vicinity, although the nearby St. Luke's Church hall in Kidderpore Avenue is used by a number of nursery and toddlers groups.

On the opposite corner to the proposed site stands Annesley Lodge. Annesley Lodge is described by Pevsner and Cherry in *The Buildings of England: London 4; North* as "the best Voysey House in London". This historic building is listed Grade II\*, and is described in the Redington/Frognal Conservation Area Statement as being "possibly the Conservation Area's most architecturally influential building."

**The Listing Description reads as follows:**

Detached house, converted to flats 1983. 1895-6. By CFA Voysey for his father, the Rev Charles Voysey. Roughcast with stone dressings. Tiled hipped roofs with projecting swept eaves and tall roughcast chimneystacks. L-shaped plan along the rear of a corner plot. Battered walls with sloping buttresses to returns. 2 storeys. Each range with bands of 5 and 4 window casements flanking central 4-window band to canted angle bay. Central angle entrance with prostyle portico flanked by 2 slit windows; boarded door having ironwork heart motif furniture. Stone windows with mullions and leaded panes; to right of entrance forming a 5-window projecting bay; 1st floor with continuous stone sill band. Return to Kidderpore Avenue with bands of 6-window casements to 1st and slightly recessed ground floor. INTERIOR not inspected.

**Relevant History**

None

**Relevant policies**

Set out below are the replacement UDP 2006 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.

S7,8,10

B1,5,6,7; N7; T3

SPG (telecomm.section)

Streetscape Design Manual

Redington/Frognal Conservation Area Statement

**Assessment**

The proposal consists of a 8m high slimline monopole, containing omni-directional mobile phone antennae in its upper part, plus an equipment cabinet on a concrete base next to it, that is 1.45m wide x 0.65m deep x 1.25m high. The pole is to be sited on the front edge of the pavement, and the cabinet behind it on the back edge of the pavement adjacent to the close-boarded fence. The equipment is for Orange, who need to relocate their current mast from the roof of King's College in Kidderpore Avenue due to forthcoming redevelopment, and because they are experiencing problems with their coverage for mobile phone reception in the area to the north of Kings College and the surrounding area.

The application was **revised** [by drawings received on 31<sup>st</sup> July 2006] to ensure that the distance between the front edge of the pavement and the closed cabinet doors achieves the minimum requirement of 1.8m.

The justification for the site is that Orange need to relocate their current mast from the roof of a college building in Kidderpore Avenue due to redevelopment, and they are also experiencing problems with their coverage for mobile phone reception in the area to the north of Kings College library and the surrounding area. They have stated that they need two replacement masts, due to problems with the local topography and a lack of availability of high rooftop sites in the vicinity – one is here and the other proposed site is in Heath Drive [currently an invalid application]. These will link up with another site at Ashley Court in Frognal Lane, thereby providing contiguous cover to the Hampstead area and along Finvhley Road.

Orange state that they have looked at alternative sites with no success:

- There are no other commercial roofs in the immediate vicinity, and owners of residential buildings will not allow telecomm. equipment to be installed

- TfL will not allow installation on Finchley Road, due to Red Route restrictions [concerns that the installation and maintenance of the equipment could cause major traffic problems]
- Orange understand that Total, who operate the petrol station on the corner of Finchley Road and Hendon Way, will also not agree to their site being used, although they have agreed to investigate this further.

The pole is in itself quite slimline, resembling a straight telegraph pole, although it does have a bulge at the top, which will emphasise its height and prominence in long views, especially as it will be higher than the height of the approx. 6m lampposts. A slimline post with no bulge at the top would be preferred in circumstances where the location is considered to be acceptable in itself. The cabinet is of the standard type and size for these schemes, and is acceptable in itself, but its colour if painted black [as is generally the case] would be obtrusive in the locality being in front of a light-coloured timber fence.

The siting of the equipment is however a serious issue here. Firstly, it is sited in the immediate proximity of a Grade 2\* listed property - Annesley Lodge at no. 8 Platt's Lane. As Annesley Lodge is approached up Platt's Lane from the Finchley Road, the junction of Kidderpore Avenue comes into view. Annesley Lodge faces this junction, and is set back behind a front garden. The view of the "L" shaped front elevation is particularly fine, with a central front door in the inner angle designed in Voysey's stylised vernacular.

The proposed pole will effectively stand right in the middle of this important view and will thus create visual clutter in front of the building and have a detrimental impact on the open and historic setting of this important historic building.

Secondly, the equipment is very close to two existing lampposts, and fails to maintain an equal spacing with them, and will therefore cause visual clutter in the streetscene, which, in the immediate vicinity, is relatively uncluttered. Although the pole is partially masked in some views by the adjoining trees [and thus does not break the skyline or obstruct some long views], it will become more visible in winter when the trees have lost their leaves. The large cabinet is also visually prominent; being set against a light-coloured close-boarded timber fence that otherwise has very clean lines. The combination of both structures in this setting, which has an open character with very few items of street furniture other than the two lampposts, would create visual clutter that would be harmful to the character and appearance of this part of the Redington/Frognaal conservation area.

Orange were asked to consider the feasibility of relocating the equipment to address these concerns, but have commented that they are unable to relocate the equipment in Platt's Lane such that it is spaced at equal distances to other street furniture due to a combination of pavement widths. The overhanging approx. 11m high trees and the need to protect sightlines at junctions for motorists, or in Kidderpore Avenue due to the narrow pavement width.

The equipment complies with the ICNIRP recommendations for radio emission levels and indeed it is estimated that the emission levels from this mast at 50m distance will be only 0.13% of the maximum ICNIRP levels. Finally, no schools are directly affected, although the use of St. Luke's Church hall by nursery/toddler groups is noted. Thus the scheme is justified on technical grounds and acceptable in health and safety terms.

The amended location of the equipment now complies with the minimum 1.8m width required by the Highways engineers, and thus would not obstruct the passage of pedestrians. The siting is thus in accordance with the guidelines of the Streetscape Design Manual which sets out dimensions and locations for placing street furniture, and cannot be objected to in this regard.

The scheme is recommended for refusal on grounds of harm to the setting of the listed building, and visual clutter in the streetscene to the detriment of the character and appearance of this part of the Redington/Frognaal conservation area.

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