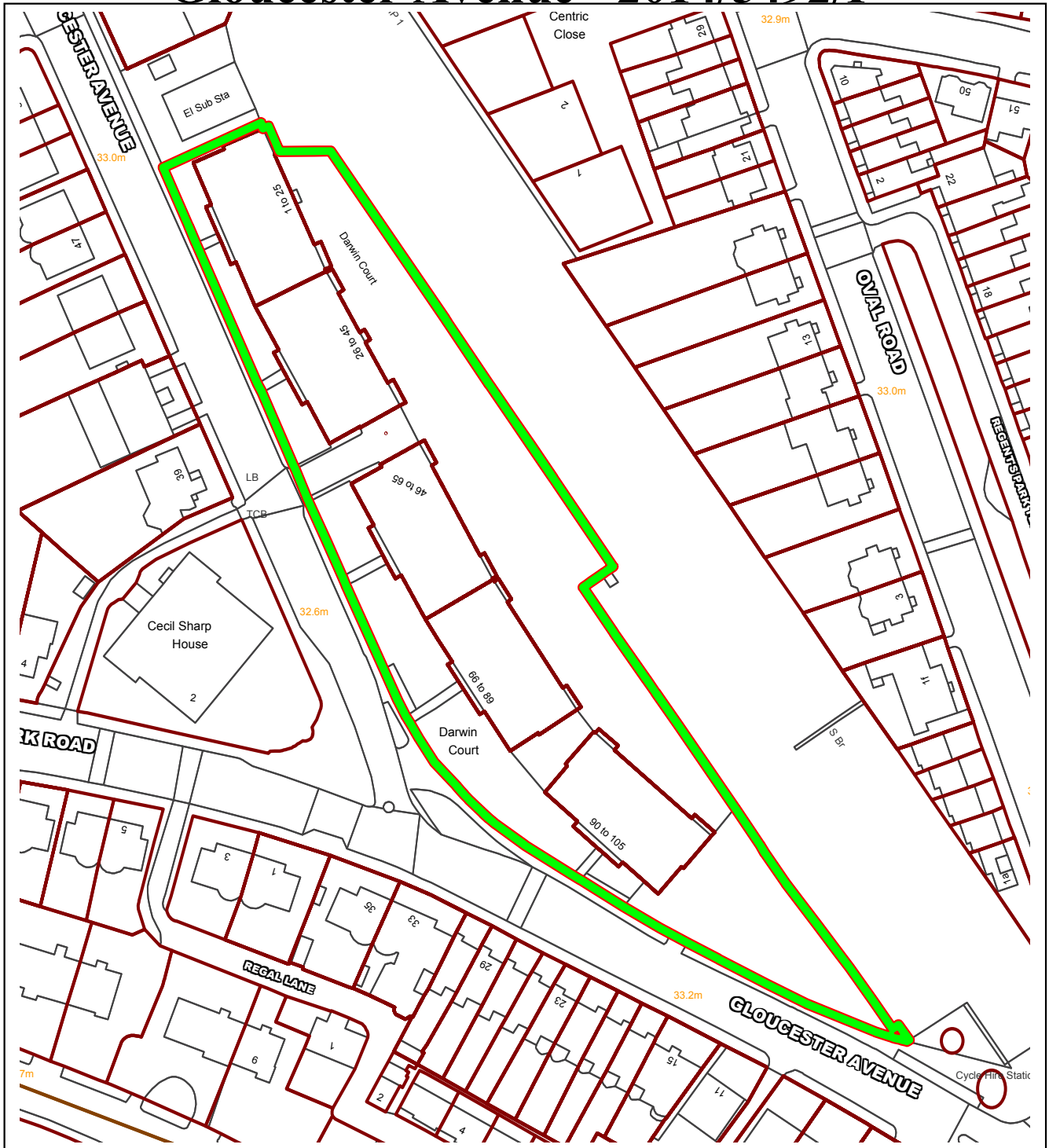


Land r/o 66-89 Darwin Court, Gloucester Avenue - 2014/5492/P



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Land r/o 66-89 Darwin Court, Gloucester Avenue - 2014/5492/P



1.1 The site runs along a railway line



1.2 A second aerial is proposed on this pole above the existing



1.3 A second cabinet will sit next to this one, where the red arrow points

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	27/10/2014
		N/A	Consultation Expiry Date:	
Officer			Application Number(s)	
Nanayaa Ampoma			2014/5492/P	
Application Address			Drawing Numbers	
Existing O2 Telecoms Site Land r/o 66-89 Darwin Court, Gloucester Avenue London NW1 7BH			See draft decision	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of 1 no. 'yagi' antenna on existing support pole, together with 1 no. small equipment cabinet				
Recommendation(s):		Grant conditional permission.		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	87	No. of responses	03	No. of objections	03
			No. electronic	00		
Summary of consultation responses:	<p>Neighbouring properties were notified via direct letters. Neighbour comments have been received from:</p> <ul style="list-style-type: none"> • 48 Darwin Court • 80 Darwin Court <p>These comments can be summarised as follows:</p> <ul style="list-style-type: none"> ▪ As long as no trees are cut down then no.80 Darwin Court has no objection ▪ As part of the original cabinet installation the developer cut down some Japanese Knot weeds, they grow back and are spreading to the property at Darwin Court. This is likely to happen here again if the works are not undertaken correctly ▪ Cutting down knot weed is illegal ▪ No objection as long as the knot weeds are dealt with safely <p><i>See paragraph 3.1 of the report for the case officer's response.</i></p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Primrose Hill Conservation Area Advisory Committee:</p> <ul style="list-style-type: none"> ▪ Drawings could be clearer - application should not have been made valid. ▪ If the location of the proposed cabinet is behind the boundary wall to Gloucester Avenue on the south eastern end of the Darwin Court gardens, then we have no objection on grounds of visual impact. ▪ We are concerned about the health impacts of the installation, which are exacerbated by the accumulation of equipment boxes. ▪ We ask, again, that a condition be imposed to ensure that redundant boxes and equipment are removed and not simply allowed to accumulate. <p><i>See paragraphs 3.1-3.3 of the report for the case officer's response.</i></p>					

Site Description

The application site relate to land along the Network Rail railway line on the Camden Town network. The site is owned by Network Rail and can only be accessed via an overgrown walkway. The area the subject of this application sits behind the properties at 66-89 Darwin Court, Gloucester Avenue. There

is a high metal fence that protects the rear garden of the properties from the train tracks and the existing telecoms cabinet and antenna.

The application site falls within the Primrose Hill Conservation Area. It is not listed but is close to railway cutting and tunnel that is Grade II Listed. Although it should be noted that the proposed development does not abut the listed building in any way.

There are also several TPO protected trees on site.

Relevant History

No relevant planning history.

Relevant policies

National Planning Policy Framework (NPPF) 2012

LDF Core Strategy and Development Policies

Core Strategy

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

Development Policies

DP22 – Promoting sustainable design and construction

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 – Design (2011)

CPG6 – Amenity (2013)

Assessment

1. Design and impact on conservation area

1.1 Policies CS14 and DP25 require that all alterations in conservation areas respect and enhance the character of the area and location. The Council will only give permission to those developments that preserve or enhance the character and appearance of the area. This is further supported by policies CS5 of the Core Strategy and DP24 of the Development Policies which state that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standard in terms of the character, sitting, context, form and scale to the existing building and the general area.

1.2 There is an existing telecoms box and antenna already on the site. The proposed units would be placed next to the existing. The proposed second equipment cabinet will mostly be hidden by the existing and will only be visible by passing trains, those on the railway track or those at the actual site. Therefore its lack of visibility means it will not have a significant impact on the conservation area.

1.3 The proposed antenna will be more visible as it would sit behind existing properties. However this would be hidden behind existing planting along the site and at the end of the rear gardens. The treatment of the area for the proposed units are such that they will not impact the appearance of

the location has they are tucked away.

2. Amenity

- 2.1 Under section 7 of supplementary planning guidance CPG 6 (Amenity), all developments are required to have some regard for the amenity of existing and future occupants. Policies CS5 (Core Strategy) and DP26 (Development Policies) state that the council will protect the quality of life for existing and future occupiers, as well as neighbours by only granting permission for those developments that would not have a harmful effect on amenity. Such issues include visual privacy, overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels.
- 2.2 The proposed telecoms units will be hidden behind a significant number of planting and will not have any effect on the current amenity arrangements in the area.

3. Neighbour Representations

- 3.1 Concerns have been raised that the development may lead to the loss of some trees; no works to trees are proposed. There area for the installation is relatively clear when compared to the rest of the site. Should there be any removal of branches it is likely to be that furthest away from the rear gardens of the properties at Gloucester Avenue, while the removal or cutting of the trees are under the control of the council it is not possible to control how the branches are disposed of.
- 3.2 In response to the CAAC comments, the proposed cabinet will be behind the boundary wall of Gloucester Avenue. In response to the health implications of the application a Clarification of Declaration of ICNIP Compliance has been submitted in accordance with legislation. This considers the cumulative impact of two cabinets and another antenna on the site and states that the proposed development “*accords with all relevant legislation and as such will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest*”.
- 3.3 Lastly, as the proposed development accords with safety considerations and would not be visible or create significant clutter it would be unreasonable to request the removal of the existing, especially considering that it would not be made redundant by the current proposal. Although should another cabinet and antenna be proposed officers may take a different view.

4. Recommendation: Grant Planning Permission.

DISCLAIMER: Decision route to be decided by nominated members on 17th November 2014. For further information please go to www.camden.gov.uk and search for ‘members briefing’

Mr. Alan Neale
Sitec Infrastructure Services Ltd
Building 7200
Cambridge Research Park
Beach Drive
Waterbeach
Cambridge
Cambridgeshire
CB25 9TL

Application Ref: **2014/5492/P**Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 **2188**

12 November 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Existing O2 Telecoms Site
Land r/o 66-89 Darwin Court****Gloucester Avenue
London
NW1 7BH****DECISION**

Proposal:

Installation of 1 no. 'yagi' antenna on existing support pole, together with 1 no. small equipment cabinet

Drawing Nos: 100C, 200C, 201C, 300C, 301C, 400C, 500C, 600C, Declaration of ICNIRP letter and Amphenol Jaybeam wall specifications

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans " Letter of Declaration, Amphenol JAYBEAM wall mounting detail, List of plans, 100C, 200C, 201 C, 300 C, 301 C, 400 C, 500 C, 600 C

Reason: For the avoidance of doubt and in the interest of proper planning.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment