

Delegated Report		Analysis sheet	Expiry Date:	01/01/2015
		N/A / attached	Consultation Expiry Date:	14/01/2015
Officer			Application Number(s)	
Jonathan McClue			2014/6289/P	
Application Address			Drawing Numbers	
International Halls of Residences University of London Brunswick Square/Lansdowne Terrace London WC1N 1DJ			Clarification of the Declaration of ICNIRP Compliance; Design and Access Statement; 100 Rev C; 201 Rev B; 202 Rev D; 301 Rev B; 302 Rev D.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Removal of 3 x telecommunications antennas and replacement with 2 x new antennas, installation of 6 x ancillary remote radio units on new support brackets together with associated ancillary works.				
Recommendation(s):		Grant Permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	93	No. of responses	02	No. of objections	02
			No. electronic	01		
Summary of consultation responses:	<p>Advertised in the Ham & High on 24/12/2014. Site Notice displayed from 19/12/2014.</p> <p><i>Occupier at Flat 7 Downing Court, Grenville Street objection:</i></p> <p>Concerns were raised regarding the transmission power of the new units and the possibility of increases to electromagnetic radiation.</p> <p><u>Officer Comment:</u> The Declaration of ICNIRP Compliance Certificate has been submitted and such matters do not form part of the planning consideration. Environmental Health is also satisfied that there would be no health concerns.</p> <p><i>Occupier at Flat 8 Downing Court, Grenville Street objection:</i></p> <p>The existing equipment makes noise during the night.</p> <p><u>Officer Comment:</u> A response to this objection is detailed in the Residential Amenity section within the main body of the report.</p>					
CAAC/Local groups comments:	None consulted.					

Site Description

The application site comprises a 7 storey building situated on the south west corner of Coram's Field. The building fronts onto Lansdowne Terrace and is used as a student hall of residence. The site is located within the Bloomsbury Conservation Area and is also within a strategic views corridor. The property is not a listed building. Existing telecommunications equipment and plant machinery is located on the rooftop.

Relevant History

PSX0104402 - Proposed upgrade of telecommunications base station comprising the replacement of the existing 6 No. Half height antennae with 6 No. Half height antennae. As shown on drawing numbers; 1540/JBV-01, 1540/JBV-02. GPDO Prior Approval Determination (No objection 01/05/01)

PSX0005169 - Proposed upgrade of telecommunications base station comprising the replacement of the existing 6 No. Half height antennae with 4 No. Full height antennae, as shown on drawing numbers: 1540/JBV-01-/JBV-04. GPDO Prior Approval Determination (No objection 23/01/01)

2011/2840/P - Replacement of 2 x existing telecommunication antennae, the raising in height of 2 x existing telecommunication antennae and associated ancillary development at roof level. Full planning permission granted on 02/08/2011.

Relevant policies

LDF Core Strategy and Development Policies

Relevant Policies in Camden Core Strategy

CS1 – Distribution of growth; CS5 – Managing the impact of growth and development; CS14 – Promoting high quality places and conserving our heritage

Relevant Policies in Camden Development Policies

DP24 – Securing high quality design; DP25 – Conserving Camden's heritage; DP26 – Managing the impact of development on occupiers and neighbours.

Relevant Camden Planning Guidance (CPG) Documents

CPG1(Design); CPG6(Amenity)

Assessment

Proposal

Planning permission is sought for the upgrade of an existing base station to provide coverage for both Vodafone Limited and Telefonica UK Ltd (O2). The upgrade would take place to the rooftop of the building.

Of the existing 4 antennas one would remain unaltered, another would be relocated and 2 would be replaced. One of the replacements would be fixed to an existing support pole and the other would be fixed to an existing antenna on a new support pole in a new location. Overall, the number of antennas would remain at 4.

6 ancillary remote radio units (RRUs) would be installed. Other equipment would be installed within an existing rooftop equipment cabin.

The antennas would be mounted 21.3m to the top of the building, the same height as existing.

Character and Appearance

The proposed antennas would maintain their existing heights and would be relocated on the roof in similar positions and well setback from the edges of the building. Overall, it is considered that there would be a minimal change to the appearance of the base station which is not visually prominent from the surrounding area due to its location. It is therefore considered that the proposal would preserve the character and appearance of the Bloomsbury Conservation Area.

Residential Amenity

Due to the nature and location of the proposal it is not likely that any significant harm to neighbouring residential occupiers would result by way of a loss of light or outlook.

Objections have been received in relation to noise created by the existing telecommunications equipment. The applicant has responded to this by stating that the existing and new antennas do not generate any operational noise. In terms of existing noise, Vodafone's equipment cabin is located on the north-western corner of the rooftop, which is at the junction of Brunswick Square/Lansdowne Terrace and a minimum of 85m from the properties on Greville Street. The equipment cabin has 2 air conditioning units fixed to the outside, between the equipment cabin itself and rooftop area plant room. Given that these air conditioning units are on the other side of the building, some 85m away from the properties on Greville Street, it is considered that a material harm caused by noise would be unlikely. Furthermore, Environmental Health was consulted on the application and they support the scheme.

Recommendation

Based on the limited impact on the appearance of the building or the Conservation Area and given that there would not be likely to be any undue harm caused to the living conditions of neighbouring occupiers, planning permission is recommended.