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| Delegated Report | Expiry Date: | **20/03/2015** | **Officer:**  | Tendai Mutasa |
| Application Address | Application Number(s) | 1st Signature | 2nd Signature |
| **Buckland Court and Portland Court****37-38 Belsize Park****London****NW3 4ED** | 2015/0468/P |  |  |
| Proposal(s) |
| **Installation of 1 x SAMO equipment cabinet on the roof of a residential block.** |
| Recommendation(s): | **Prior Approval Required - Given**  |
| **Application Type:** | GPDO Prior Approval Determination |
| Site Description  |
| The site is the roof of a 5 storey residential building located in Belsize Park. The property falls within the Belsize Park Conservation Area but is not listed. The roof of the building is in use as a telecommunications site comprising of 3no. pole mounted antennas fixed to the rooftop, together with 2no. equipment cabinets and 1no. a/c cabinet, plus ancillary works. These are not visible from the street scene. The wider area is characterised by residential dwellings although some commercial uses exist. |
| Relevant History |
| 2012/2343/P - Installation of antennas within 2 x GRP replica chimneys stacks and associated equipment including an equipment cabinet and handrails at roof level.- Granted |
| Relevant policies |
| **LDF Core Strategy and Development Policies**CS1 (Distribution of Growth) CS5 (Managing the Impact of Growth and Development) CS14 (Promoting High Quality Places and Conserving Our Heritage) DP24 (Securing High Quality Design) DP25 **(**Conserving Camden’s heritage)DP26 (Managing the Impact of Development on Occupiers and Neighbours) **Camden Planning Guidance****Belsize Conservation Area Statement****The London Plan March 2015, consolidated with alterations since 2011****NPPF 2012** |

**Proposal:** Consent is sought for the following:

The development would involve the installation of 1 x additional equipment cabinet contained within the existing compound. This cabinet would be painted grey and measure 750mm in length by 600mm in width and 1980mm in height;

The equipment is for the 4G network.

**Assessment:**

**Design/Impact on Street scene:**

Central Government guidance contained within PPG8 has now been superseded by guidance contained within the National Planning Policy Framework (NPPF). The NPPF sets out local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. Operators are encouraged to make use of existing masts, buildings and other structures.

Government advice is that local planning authorities should seek to approve such proposals in support of national interests unless they are sufficiently and demonstrably harmful as to override that interest. Consideration must be given as to whether the impact from this proposed telecommunications installation is sufficiently serious to override the presumption in its favour under the guidance of the NPPF.

Policy DP24 of the LDF states that development should respect the character and appearance of the local area and neighbouring buildings.

No alternative site options have been investigated as the proposal is for the upgrade of an existing telecommunications site which would see the addition of the equipment cabinet to enable shared use by two operators thus limiting the number of individual sites required in the vicinity.

The proposed equipment cabinet, given its low height and location (significantly set back from the edge of the roof) would not be visible from street level. Further, the proposed installation would be in the same location as the existing cabinets but will be sited in a less prominent location within the rooftop of the building. As such, this proposal would not be visible from any public views as it is entirely screened behind the existing compound, hence, the cabinet will be acceptable in terms of its siting and appearance.

Having regard to the above and the fact that the proposal would be a single addition to an existing compound, serving 2 providers with one cabinet, it is not considered that the proposal would be detrimental to visual amenity of the street scene to such a degree as to render the scheme unacceptable. The proposal would be consistent with Policy DP24 and NPPF criteria.

**Impact on Amenity:**

As the proposal is for an additional unit to upgrade telecommunications network, it is not considered that the development would have a harmful impact to the visual amenity of nearby occupiers over and above that which is currently experienced.

**Recommendation:** That prior approval is granted for the siting and appearance of the equipment cabinet and other minor ancillary and electrical works under Part 24, Schedule 2 of the General Permitted Development Order (1995).

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