

Delegated Report		Analysis sheet	Expiry Date:	22/10/2015
		N/A / attached	Consultation Expiry Date:	23/09/2015
Officer			Application Number(s)	
Shane O'Donnell			2015/4776/P	
Application Address			Drawing Numbers	
Telephone Exchange Kelly Street Camden NW1 8PH			166658-00-004-ML001 REV 1, 166658-01-150-MD007 REV 7.A, 166658-01-100-MD007 REV 7.A, Equipment Cabinet Dimensions.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a pole-mounted Omni antenna on an existing support to a height of 20m above ground level, replacement of an equipment cabinet at lower roof level, and associated cabling.				
Recommendation(s):	Prior Approval Required - Approval Refused			
Application Type:	GPDO Prior Approval Determination			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	34	No. of responses	06	No. of objections	05
Summary of consultation responses:	<p><u>Objections of neighbouring occupiers:</u></p> <ul style="list-style-type: none"> - The proposed antenna would cause a loss of outlook of neighbouring residents <p><i>(Response: The proposed antenna would increase the height of the overall structure but lacks the bulk and mass to be a detriment to the outlook of neighbouring residents beyond the existing impact)</i></p> <ul style="list-style-type: none"> - Concerns over increased traffic caused by the development and increased use of the Telephone Exchange <p><i>(Response: No reason to believe development would lead to increased traffic level other than in the installation of the unit which is not a material planning consideration)</i></p> <ul style="list-style-type: none"> - The proposed development would have a detrimental impact on the visual character of Kelly Street and the setting of the associated listed buildings <p><i>(Response: Please see paragraphs 2.1 to 2.2 below)</i></p> <p><u>Objection of the Kelly Street Residents Association's</u></p> <ul style="list-style-type: none"> - Concerns over the visual impact of the proposed unit and the impact of the setting of the listed building's along Kelly street <p><i>(Response: Please see paragraphs 2.1 to 2.2 below)</i></p> <ul style="list-style-type: none"> - Concerns over increased traffic caused by the development and increased use of the Telephone Exchange <p><i>(Please see above)</i></p>					

Site Description

The proposed antenna and equipment cabinet would be sited on the roof levels of the Telephone Exchange just set off Kelly Street. The Telephone Exchange building includes a multi storey central tower block approximately 21 metres in height on which the proposed development would be sited. There is existing telecom equipment at roof level. The Telephone Exchange building is sited to the north of the row of residential dwellings on Kelly Street and would be approximately 30 metres west of Kentish Town Road. The proposed site is not in a conservation area or a listed building however the majority of Kelly Street itself is within the Kelly Street Conservation Area and contains grade 2 listed terraces.

Relevant History

Application Site

2013/8127/P- Replacement of existing glazing at ground floor level with aluminium louvres to south east elevation.

Approved 14/03/2014

2005/5408/P - Installation of ventilation louvres to the southern elevation of the existing telephone exchange (Sui Generis).

Approved 13/02/2006

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2015 Consolidated with Alterations Since 2011

Camden LDF Core Strategy 2010

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP24 - Securing High Quality Design

DP25 - Conserving Camden's heritage

Camden Planning Guidance

CPG1 – Design (July 2015) – chapters 3 and 5

Kelly Street Conservation Area Statement 2011- pages 21-23

Assessment

1.0 Proposal

1.1 GPDO prior approval is sought for the erection of a pole-mounted Omni antenna on existing support on the highest part of the existing building to a height of 20 metres above ground level and replacement of an equipment cabinet including an additional GPS antenna at the lower roof level and associated cabling.

1.2 The Town and Country Planning (General Permitted Development) (England) Order (GPDO) 2015 sets out the details of the types of developments for which planning permission is 'deemed' to be granted, more commonly known as 'permitted development'. Much of the work carried out by a telecommunications operator will be permitted development under Part 16 of schedule 2 of the GPDO (2015). The proposed works fall under the criteria for assessment under paragraph A.2 (4) of Part 16 by virtue of the proposed antenna's height above the ground and the replacement cabinet's cubic content. The Council can raise objections on grounds relating to siting and appearance under paragraph A3 (3) of Part 16. A decision has to be made within 56 days of the application's receipt, i.e. by the expiry dates referred to above, otherwise the applicants have deemed approval by default according to GPDO legislation.

1.3. The plans indicate that the proposed pole antenna would be mounted on an existing structure and this combined structure would have a height of 6 metres which would itself be on the top roof of a building which has height of 20.4 metres resulting in a overall height from ground level of 26.4 metres . The proposed replacement equipment cabinet would have a width of 1.8 metres, a depth of 0.7 metres, and a height of 1.5 metres sited on the lower roof of the Telephone Exchange building. The proposed additional GPS antenna would rise a further 2 metres above the replacement cabinet.

1.4 The proposed equipment erected would be part of Arqiva's planned smart water metering radio network , which was approved by Secretary of State of Environment in June 2012. to be utilised by Thames Water which forms part of Thames Water's overall 25 year plan. The NPPF encourages local planning authorities to support the expansion of electronic communications networks.

2.0 Impact on the Adjoining Conservation Area

2.1 With regard to the setting, the Telephone Exchange building would be sited in close proximity to adjoining residential units to the south on Kelly Street. These adjoining properties are located within the Kelly Street Conservation Area and are mid 19th century two storey stucco houses that are Grade 2 listed. The Telephone Exchange building provides the backdrop to this row of dwellings and is visible above the Kelly Street roofline from views along Kelly Street. There is a partial view of application site from Kentish Town Road approaching from the south. Along Kelly Street and the immediate area, the Telephone Exchange Building is the highest visual point of reference.

2.2 Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013; and under section 72 of the same act with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

2.3 The replacement cabinet and additional attached GPS antenna is sited at the lower roof level and does not add clutter to the roofscape or create a visually prominent structure given the existing backdrop. However the proposed pole mounted Omni antenna at upper roof level would increase the maximum height of the building by approximately 3 metres. Although it is acknowledged that it can be good practice for additional telecom equipment to share the use of existing telecommunications site, in this case the proposed pole mounted antenna would increase the visual clutter of the existing higher roof of the Telephone Exchange that already includes 3 existing antenna's and a base structure. The listed terraced dwellings along Kelly Street have a consistent and distinctive parapet height. From views along Kelly Street, the Telephone Exchange is an existing structure that rises

above the roof level but the proposed mass would increase the maximum height of this structure and increase the clutter along the roof of the Telephone Exchange representing further harm to the setting and appearance of listed buildings and the Kelly Street Conservation Area.

3.0 Recommendation: Prior Approval Required – Refused