

<b>Delegated Report (Refusal)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		03/03/2016	
		N/A		<b>Consultation Expiry Date:</b>		03/03/2016	
<b>Officer</b>				<b>Application Number(s)</b>			
Tessa Craig				2016/0021/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
5 Highview Holford Road London NW3 1AG				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
The installation of telecommunications equipment on the roof of the building, including 6 antennas on 3 poles along with equipment cabinets and ancillary development.							
<b>Recommendation(s):</b>		Refuse Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>15</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
				No. electronic	<b>01</b>		
<b>Summary of consultation responses:</b>		Fifteen neighbours were consulted by letter. A site notice was displayed from 10/02/2016 until 02/03/2016 and a press notice was advertised on 11/02/2016. No responses were received from neighbours.					
<b>CAAC/Local groups* comments:</b> *Please Specify		<p><b>Heath &amp; Hampstead Society-</b> <i>Highview, although a building of unsuitable design in this location, is sited very prominently at the top of Heath Street, and visible from the Heath. Its elevation no doubt recommended itself to the company whose aerial equipment is now proposed.</i></p> <p><i>The present slender antennae are obtrusive enough, but these replacement aerials, of conspicuous bulk, mounted on steel gantry framework, would be very much worse. They are crude in design, cutting directly into the skyline above this 6-floor building, and would harm the appearance and character of the Conservation Area, and large areas of the Heath beyond.</i></p>					

## Site Description

The subject site is located on the east side of Holford Road, near the intersection with East Heath Road. Holford Road splits at a fork near the application site with an island in the middle. Both sections of Holford Road eventually meet with East Heath Road. The main section (with a dual carriageway) of Holford Road runs up an incline to the west, where the host building and its roof are very prominent.

The host building is five storeys in height and contains residential apartments. It is located within the Hampstead Conservation Area. The building is not listed.

Planning has been approved for telecommunications at the site as listed below (roof level aerials granted permission in 1965). This is currently limited to narrow rods which already detract from the appearance of the building and the conservation area, however, they are not overly prominent in terms of their visual massing and form.

The building is 12.8m high at roof level with a parapet around the top of the building and an existing plant room which is 15.6m from ground level.

## Relevant History

8804681- The construction of a new enclosure for the purpose of a communications transmitter/receiver and the construction of a new trellis dustbin enclosure adjacent to existing garden wall and paved driveway. Granted, 23/03/1989.

8601377- Retention for a further limited period of an equipment hut for communications transmitters/receivers in the dustbin enclosure at the rear. Granted, 09/10/1986.

32659- Retention for a further limited period of an equipment hut for communications transmitter/Receiver. Granted, 22/09/1981.

27071- The retention for a further limited period of an equipment hut for communications transmitter/receivers in dustbin enclosure space at rear. Granted, 26/10/1978.

21272- The erection of an equipment hut for communications transmitter/receivers in dustbin enclosure space at the rear. Granted, 15/10/1975.

D6/10/1/673- Erection of eight aerials on roof of 5 Holford Road, Camden. Granted, 13/10/1965.

## Relevant policies

### National Planning Policy Framework 2012

Chapters 5, 7 and 12

### 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)

DP26 Managing the impact of development on occupiers and neighbours

#### Camden Planning Guidance

CPG1 Design (2015) chapters 2, 3 and 11

CPG6 Amenity (2011) chapter 6

## **Assessment**

### **1.0 Proposal**

1.1 Planning permission is sought for the installation of 6 additional antennas on 3 existing poles (two antennas per pole) on the northeast, southeast and southwest elevations of the building and the installation of an equipment cabinet and a flatpack frame at roof level positioned behind the existing parapet. Additionally a steel ladder between the two roof levels would be installed.

### **2.0 Assessment**

2.1 The main considerations in relation to the telecommunications equipment is their design and impact on the conservation area and the impact on residential amenity.

#### Design

2.2 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

2.3 The Hampstead Conservation Area Statement advises great care has to be taken to note the appropriate context for roof alterations as insensitive alterations can harm the character of the roofscape.

2.4 The additional antennas would be highly visible, particularly heading west up Holford Row, adding unacceptable massing at roof level through the introduction of incongruous antennas and dominating the building due to their location at high level. The addition of six antennas and the equipment cabinet would create an unacceptable amount of development at roof level and create further visual clutter to the top of this building. The proposal would therefore be harmful to the character and appearance of the host building, the street scene and the Hampstead Conservation Area.

2.5 While there is existing equipment on the roof already, this is limited to narrow rods that are not overly prominent from surrounding views. They can still be read of the roof but would not draw as much attention nor be anywhere near as incongruous as the proposal here. It is not considered that the existing equipment provides any justification for further telecommunications development.

#### Amenity

2.6 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents.

2.7 The proposed equipment would not result in loss of light due to the height at roof level. The

development has been designed within International Commission on Non-Ionising Radiation Protection (ICNIRP) public exposure guidelines. Therefore, there are no concerns with amenity for residents of the building or nearby.

### **3.0 Recommendation**

3.1 Refuse planning permission.