

Delegated Report		Analysis sheet		Expiry Date:		09/06/2016	
		N/A		Consultation Expiry Date:		08/06/2016	
Officer				Application Number(s)			
Samir Benmbarek				2016/2116/P			
Application Address				Drawing Numbers			
Lamppost West Heath Road London NW3 7XD				See Draft Decision			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Proposed telecommunications installation upgrade and associated works to include 9.7m pole							
Recommendation(s):		Approve					
Application Type:		GPDO Prior Approval Determination					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	20	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<p>Affected neighbours were notified via direct letters. A site notice was displayed in close proximity on 19/05/2016 (expiring on 09/06/2016) and a press notice was displayed on 19/05/2016 (expiring on 09/06/2016). The following address submitted an objection to the proposal:</p> <ul style="list-style-type: none"> Flat E, 18 Templewood Avenue <p>The above have objected/commented on the following grounds:</p> <ol style="list-style-type: none"> Waves produced by the upgraded mast is not good for the health for nearby occupiers and could lead to illnesses including cancer <p>Officer's Comments:</p> <ol style="list-style-type: none"> This is not a material planning consideration 					
CAAC/Local groups* comments: *Please Specify		The application site is located in the Redington Froggnal Conservation Area. To date no response has been received from the Redington Froggnal CAAC.					

Site Description

The site (and existing equipment) is located along West Heath Road opposite Hampstead Heath. It is close to Heath Park Gardens residential block by the junction with Templewood Avenue. The site is located within the Redington Frogna Conservation Area but is not within close proximity to a Listed Building.

Relevant History

No planning application history listed on this site.

Relevant policies

LDF Core Strategy and Development Policies

National Planning Policy Framework (NPPF) 2012

London Plan (March 2015)

Camden LDF Core Strategy and Development Policies

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 2013

CPG1- Design and Heritage

CPG5- Amenity

Assessment

Proposal

Prior approval is sought for a replacement 9.2m pole and replacement associated cabinets on the pavement under Part 16 of Schedule 2 of the General Permitted Development Order (GPDO) 2015. The proposal is to upgrade an established telecommunications installation to facilitate 4G coverage.

Only siting and design issues can be taken into account within this assessment.

Assessment under Part 16 of the General Permitted Development Order 2015

A1.

Ground Based Apparatus

- (a) The installation of the apparatus does not exceed 15m- **Does not apply**
- (b) Alteration or replacement of apparatus does not exceed existing height or 15m- **Compliant**
- (c) In the case of an alteration on article 2(3) land:
 - (i)
 - (aa) Exceed 20m above ground level- **Compliant**
 - (bb) At any given height, exceed the width of the existing mast by more than one third- **Compliant**

Conditions

A.2(1)- Development is permitted subject to the condition that any antenna or supporting apparatus installed, altered or replaced in so far as practicable sited so as to minimise its effect on the external appearance of the building.

A2(2)- Development is permitted subject to the conditions that any apparatus or structure in accordance with that permission is removed from the land or structure from which it is situated as soon as reasonably practicable after it is no longer required for electronic communications purposes.

Character and Appearance of the building and Redington Froggal Conservation Area

The proposed telecommunications pole will measure 1.2m higher than the existing pole making it more prominent. It is the same design as the existing pole and will be located 1.5m to the east of the existing pole (which will be removed). It's precise location does not alter its overall impact on nearby building's appearance or setting nor the character of the road which is effectively one-sided with residential as Hampstead Heath is opposite. It's location bordering Hampstead Heath would limit its visibility from long views and it will be obscured from the Heath. The other ancillary equipment proposed would not be visually prominent and would be adjacent to existing telecommunications equipment which is appropriate in scale and nature as street furniture.

Neighbouring Amenity

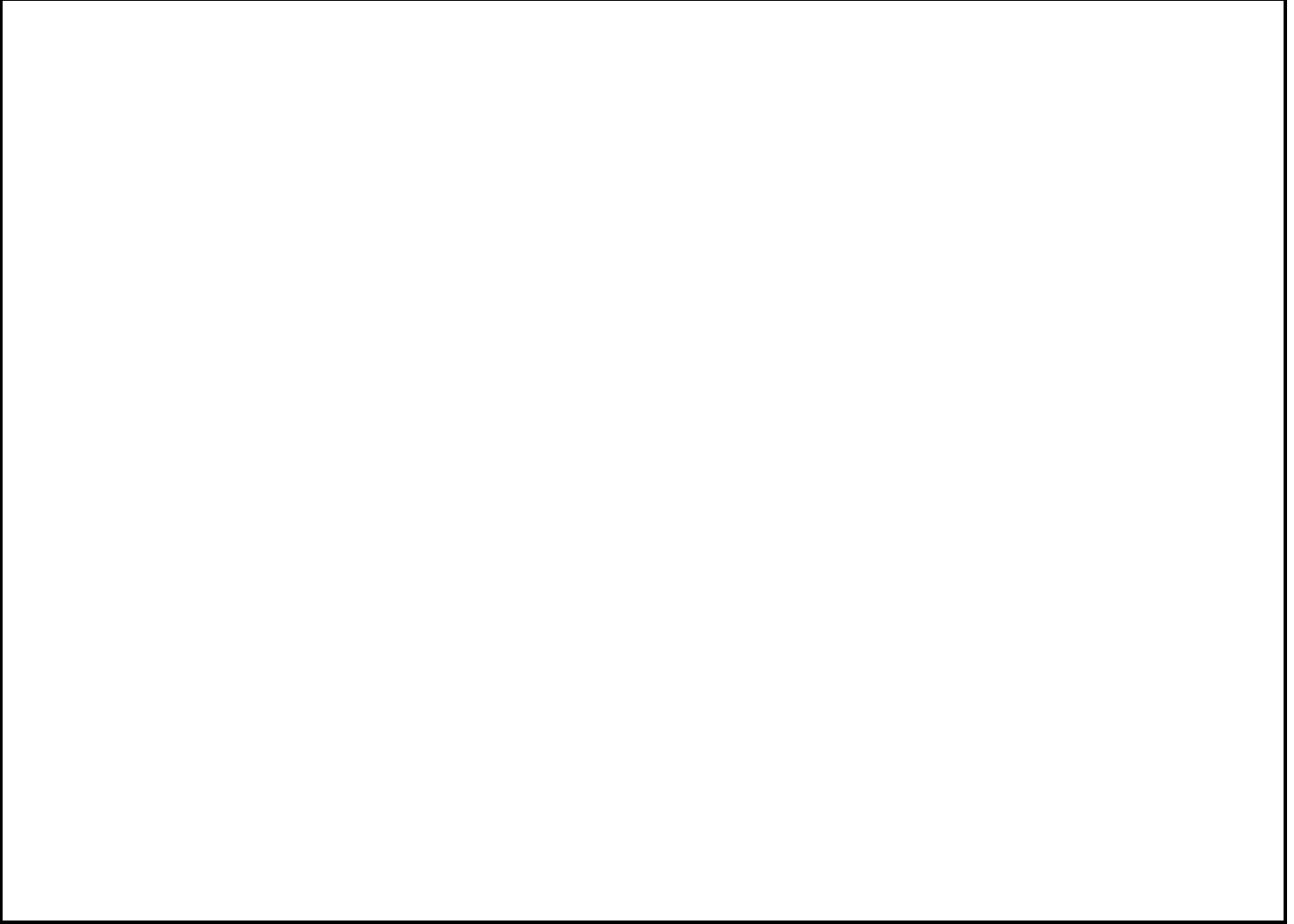
The mast will be visible from some of the residential flats within Heath Park Gardens, although there is a slight change in location and height in comparison to the existing, it is not considered this will result in a highly adverse loss of outlook, nor would it affect daylight and sunlight.

Transport

The new cabinets are in the same position and in line with existing cabinets and so it is not considered to obstruct pedestrian movement. The new pole will be in line with the location of the existing pole and again is not considered to obstruct movement. Highways have been consulted with no objection to the proposal.

Recommendation

It is recommended that prior approval is required and granted due to the limited harm that would result to the design and amenity of the surrounding buildings, locality and occupiers.



Plans: CMN155-01 (Location Map); CMN155-02; CMN155-03; CMN155-04;
CMN155-05