

Mr Richard Morison
Pegasus Planning Group Ltd
First Floor, South Wing
Equinox North,
Great Park Road,
Almondsbury
Bristol
BS32 4QL

Application Ref: **2016/2024/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

13 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Talacre Community Sports Centre
Dalby Street
London
NW5 3AF

Proposal:
Replacement of one existing 12.5m floodlight with a 17.5m monopole to support replacement floodlight and telecommunications antennae for shared use by Vodafone and Telefonica, plus installation of 4 equipment cabinets on adjoining footpath, to provide 3G and 4G mobile electronic communication services.

Drawing Nos: Planning, Heritage, Design and Access Statement dated April 2016 by Pegasus Group, ICNIRP declaration dated 26.2.16, 'New Site VF 83706' existing and proposed coverage plots, email from Richard Morison dated 21.6.16 on coverage plots; 100G, 101, 200G, 201G, 202, 300G, 301G

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three



years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The new mast shall match the colour of the existing floodlight column and the new cabinets shall be painted in green.

Reason: To safeguard the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- Planning, Heritage, Design and Access Statement dated April 2016 by Pegasus Group, ICNIRP declaration dated 26.2.16, 'New Site VF 83706' existing and proposed coverage plots, email from Richard Morison dated 21.6.16 on coverage plots; 100G, 101, 200G, 201G, 202, 300G, 301G.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission.

The proposal, replacing the existing floodlight column by a thicker taller one with telecom antennae at the top, will raise the total height of the existing pole by another 5m. The sports pitch has 6 identical floodlights but, due to the location of this pitch at the eastern edge of the open space and the substantial height and coverage of surrounding trees, the columns are barely visible from the surroundings. It is considered that the increased height and changed design of the

pole with new antennae on top will not have any seriously harmful impact on the open and landscaped character of the Talacre Gardens Open Space, due the significant screening of this pole by surrounding trees and the existence of other visual clutter around the park including numerous floodlights, high fences, lampposts and flagpoles. The most prominent view of this pole is from Dalby Street footpath near the sports centre entrance; the generally utilitarian surroundings here will not be harmed by the additional height. The proposal accords with national guidance in that the antennae share an existing structure rather than creating a new standalone mast thus preventing additional visual clutter. The 4 cabinets, max 1.3m high and painted green, along the grass verge in front of chainlink fencing, are relatively low rise and do not interrupt long views or the landscaped character of the gardens.

Due to the distance of the new pole from Talacre Road to the west, it will not have any impact on the setting, character and appearance of the nearby West Kentish Town conservation area.

The applicant has provided satisfactory justification that the new equipment is needed to provide enhanced 3G and 4G radio frequency coverage in the west Kentish Town area, which is currently inadequate here. No other suitable sites have been found.

Due to the location of the new pole adjoining the sports centre and its distance from roads to the west, it will not have any impact on amenities and outlook of nearby residents, including those in the new blocks of flats to the south. The ICNIRP Certificate demonstrates that there will be no harm to public health.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

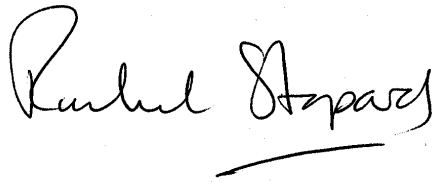
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 4.11, 7.4, 7.6 and 7.8 of the London Plan 2016 and paragraphs 14, 17, 42-46, 56-68 and 126-141 of the National Planning Policy Framework.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "Rachel Stopard". The signature is fluid and cursive, with a horizontal line drawn underneath the name.

Rachel Stopard
Executive Director Supporting Communities