

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	18/08/2015
		N/A / attached	<b>Consultation Expiry Date:</b>	06/08/2015
<b>Officer</b>			<b>Application Number(s)</b>	
Patrick Marfleet			2015/3576/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Church of Saint Mary Brookfield Dartmouth Park Road London NW5 1SL			Refer to draft 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>				
Erection of flagpole to existing chimney on south eastern side of the building to house telecommunications antenna.				
<b>Recommendation(s):</b>	Refuse Planning Permission			
<b>Application Type:</b>	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>19</b>	No. of responses	<b>02</b>	No. of objections	<b>02</b>
			No. electronic	<b>02</b>		
Summary of consultation responses:	<p>Site notice: 15/07/2015 - 05/08/2015  Press notice: 16/07/2015 - 06/08/2015</p> <p>Objections from 4 Lincoln House, Dartmouth Park Hill and an adjoining occupier to the site were received in response to the application with the following concerns raised:</p> <ol style="list-style-type: none"> <li>1. The levels of radiation generated as result of the antenna's installation would be detrimental to the health and wellbeing of neighbouring residents.</li> <li>2. The proposed extensions to the buttress on the south western elevation and the chimney on the north eastern elevation are inappropriate additions that would harm the balance composition and appearance of the façade fronting Dartmouth Park Hill.</li> <li>3. The proposals would result in the unacceptable loss of historic fabric and would damage the special architectural and historic interest of the Grade II* listed building.</li> </ol> <p><i>Officer response:</i></p> <ol style="list-style-type: none"> <li>1. <i>The potential health impacts of telecommunications equipment do not form a material planning consideration.</i></li> <li>2. <i>The comments relate to the plans that were initially submitted with the application. These have since been amended, the design and conservation impacts of which are discussed in paragraph 2.2.</i></li> <li>3. <i>The design and conservation impacts of the proposal are discussed in paragraph 2.2.</i></li> </ol>					
CAAC/Local groups* comments: *Please Specify	Dartmouth Park CAAC made no comments on the application.					

## **Site Description**

The application site is located on the south eastern side of Dartmouth Park Road and relates to St Mary Brookfield parish church. Built in the gothic style the church is a large building that occupies a prominent plot of land in a predominantly residential area and is bound by Dartmouth Park Hill to the east and Laurier Road to the North.

The building is Grade II\* listed and is located in the Dartmouth Park Conservation Area.

## **Relevant History**

None relevant to this application.

## **Relevant policies**

### **NPPF 2012**

### **The London Plan March 2016**

### **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

DP28 Noise and vibration

### **Camden Planning Guidance (2015)**

CPG1 Design

CPG6 Amenity

## Assessment

### 1.0 PROPOSAL

1.1 Planning permission is sought for the installation of a flagpole to the existing building that would house a new telecommunications antenna. The proposed flagpole would have a height of 6.5m and a diameter of 170mm and would be fixed to the existing chimney on the south eastern side of the building. The proposed antenna would occupy the upper section of the flagpole structure and would be topped with a gold finial.

As the application site is a functioning church it benefits from ecclesiastical exemption and the proposal therefore does not require Listed Building Consent.

1.2 Revisions

During the course of the application the applicant sought to address the design and heritage implications of the proposal by submitting amended plans which replaced the alterations proposed to the existing chimney and buttress of the church with the installation of a combined flagpole and antenna. Despite these amendments to the plans, the proposed development is considered to have an unacceptable impact on the special interest of the listed building.

### 2.0 ASSESSMENT

2.1 The material considerations for this application are summarised as follows:

- Design and Conservation; and
- Amenity of neighbouring residential occupants;

2.2 Design and Conservation

2.2.1 Policy DP24 requires development to be of the highest standard of design and consider the character, setting, context, form and scale of neighbouring buildings together with the character and proportions of the existing building. With specific regard to Listed Buildings, Policy DP25 seeks to preserve or enhance the borough's listed buildings ensuring development that would cause harm to the special interest of the building is not permitted.

2.2.2 The combined flag pole and antenna would appear as an incongruous addition that would serve to clutter the appearance of the host building, particularly when viewed from the east, and would fail to preserve or enhance the special character and historic fabric of the host building as a result.

2.2.3 Whilst flag poles can often be a feature of church buildings, the combined antenna and flag pole proposed in this instance would be located on a prominent part of the building with high visibility from the public realm, particularly along Dartmouth Park Hill and is considered to detract from the character of the historic asset and the appearance of the conservation area within which it is located.

2.2.4 The proposal does not preserve the special architectural or historic interest of the host building or that of the surrounding conservation area and the public benefit arising from the proposal is not considered great enough to justify the harm caused to the special interest of the building. Therefore the proposal is contrary to Policies CS14, DP24 and DP25 of the Camden Core Strategy and Local Development Framework.

## 2.3 Amenity of neighbouring residential occupants

- 2.3.1 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.
- 2.3.2 The size and location of the proposed antenna is considered not to cause an undue loss of residential amenity to any neighbouring occupiers in terms of loss of light, outlook or privacy.

## 3.0 **Recommendation**

- 3.1 The proposed antenna would be detrimental to the character and appearance of the host building and surrounding conservation area contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.
- 3.2 Refuse planning permission.