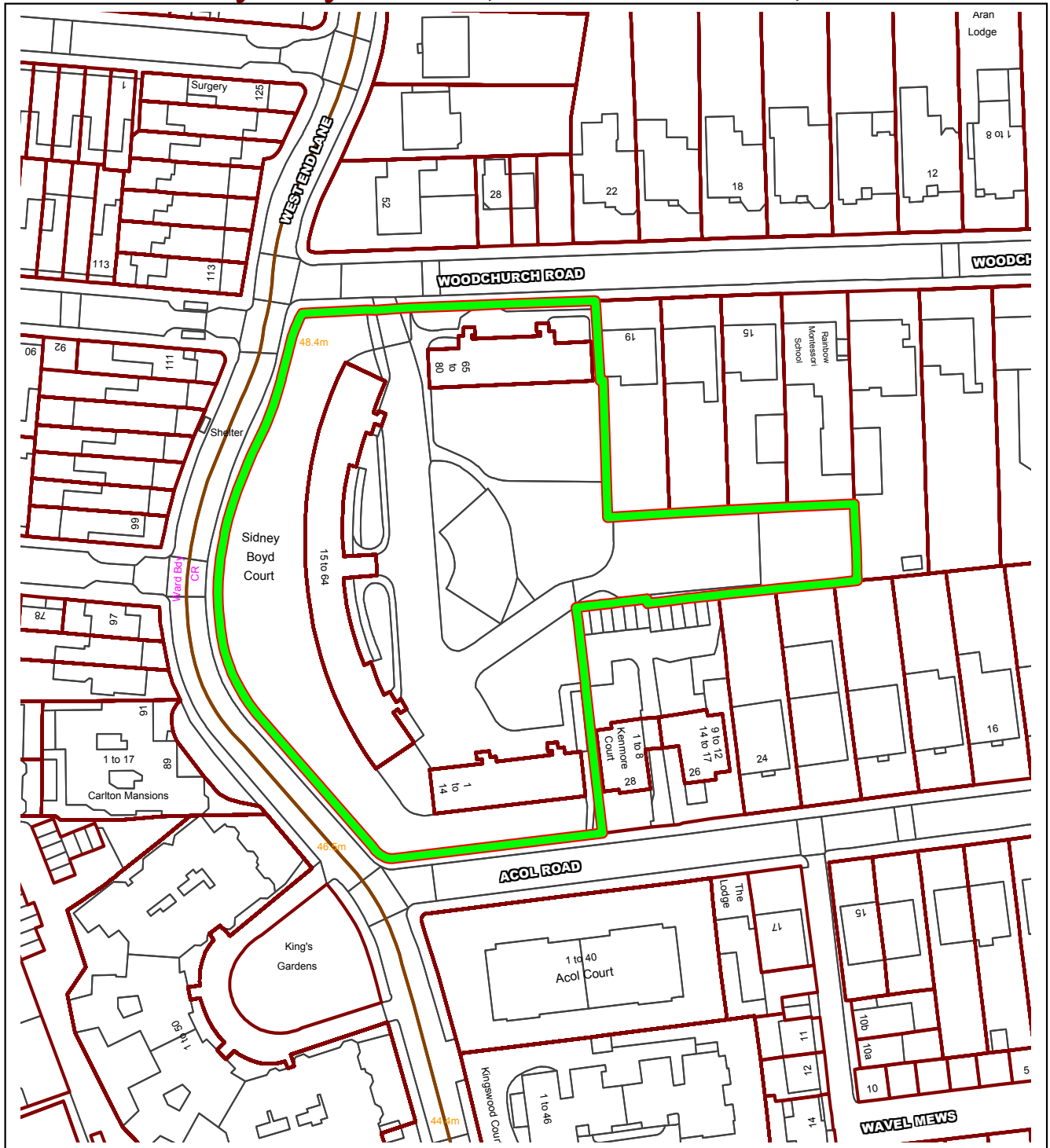


2016/4804/P  
Sidney Boyd Court, West End Lane, NW6



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



Photo 1 – View looking north from West End Lane



Photo 2 - View looking south from junction of West End Lane and Messina Avenue



Photo 3 - View looking south from junction of West End Lane and Cotleigh Avenue



Photo 4— View from within grounds of Sidney Boyd Court





Photo 5 – View looking west from Gascony Avenue

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>26/10/2016</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>06/10/2016</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Kristina Smith			2016/4804/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Sidney Boyd Court West End Lane London NW6 4RB			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>				
Installation of 6 x antennas, 2 x dishes and 3 x equipment cabinets on the roof of the building, along with 1 x electrical meter cabinet at ground level with ancillary works.				
<b>Recommendation(s):</b>		Grant Conditional Planning Permission		
<b>Application Type:</b>		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	132	No. of responses	53	No. of objections	53
			No. electronic	00		
Summary of consultation responses:	<ul style="list-style-type: none"><li>A site notice was displayed between 14/09/2016 - 05/10/2016</li><li>A press advert was published between 15/09/2016 – 06/10/2016</li></ul> <p><u>Flats 18, 60, 64 and 67 Sidney Boyd Court have objected on the following grounds:</u></p> <ul style="list-style-type: none"><li>no indication of dimensions, where on the roof the equipment will be located and if existing equipment will be removed</li><li>no indication of the impact to residents of the work during construction period</li><li>application does not refer to the health or safety considerations of the equipment</li><li>no more space on the roof for more equipment</li><li>no details of impact on parking</li></ul> <p><u>Officer Response</u></p> <ul style="list-style-type: none"><li>A proposed plan and to scale elevation drawings were submitted with the application. It is not proposed to remove the existing equipment</li><li>Given the scope of the application, it is not considered that issues relating to the construction period should be controlled by the planning process</li><li>See section 4 of report</li><li>It is considered the application site has capacity for further equipment at roof level</li><li>Impact on parking is not a material consideration</li></ul>					
CAAC/Local groups* comments: *Please Specify	<p><u>A petition with 48 signatures from the Sidney Boyd Residents and Tenants Association objects to the proposal on the following grounds:</u></p> <ul style="list-style-type: none"><li>the additional radiation from the equipment will effect residents, particularly children and the elderly</li></ul> <p><u>Officer Response</u> See section 4 of report</p>					

## Site Description

Sidney Boyd Court comprises three purpose-built residential blocks on the western side of West End Lane between Acol Road and Woodchurch Road. The blocks are between four and six storeys in height and set back from the street behind a communal garden.

The application site is situated within the South Hampstead Conservation Area. The Conservation Area statement refers to the block as being of limited architectural merit but not detracting from the historic character of the area.

## Relevant History

**2011/2091/P** - Installation of 6 communal satellite dishes, three antennae, associated equipment cabinets and new external cable runs to three blocks of residential flats (Class C3). **Granted 28/06/2011**

**9200126** - Erection of telecommunications housing/cabin on the roof of the building. **Granted 25/06/1992**

## Relevant policies

### LDF Core Strategy and Development Policies

#### National Planning Policy Framework 2012

Chapters 5, 7 and 12

#### London Plan 2016

#### Camden LDF Core Strategy 2010

CS 5 Managing the impact of growth and development

CS 14 (Promoting high quality places and conserving our heritage)

#### Camden Development Policies 2010

DP 24 (Securing high quality design)

DP 25 (Conserving Camden's heritage)

DP 26 (Managing the impact of development on occupiers and neighbours)

#### Camden Planning Guidance (updated 2015)

CPG 1 Design chapters 2, 3 and 11

CPG 6 Amenity chapter 6

#### South Hampstead Conservation Area – Character Appraisal & Management Strategy (2011)

#### Fortune Green & West Hampstead Neighbourhood Plan (2014)

## Assessment

### 1.0 Proposal

1.1 Planning permission is sought for the installation of 6 x antennas, 2 x 300mm diameter dishes and 3 x equipment cabinets on the roof of the building, along with 1 x electrical meter cabinet at ground level with ancillary works.

### 2.0 Assessment

2.1 Paragraph 46 of the NPPF states that local planning authorities must determine applications on planning grounds and should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure. Therefore, the main considerations in relation to this application are:

- Design and impact on the conservation area
- 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 6 proposed antennas and 2 proposed dishes would be located in three different locations at roof level and would extend no higher than the existing equipment. Two of the antenna would be secured by a pole mounted to the lift motor rooms and would be 2.3m higher than the parapet line. The third antenna would be affixed to a new free standing pole and would be 1.3m higher than the parapet line. The electrical meter cabinet at ground floor level would be 655mm x 255mm x 1015mm (h), a total volume of 0.16m<sup>3</sup>.

2.4 Paragraph 13.51 of the South Hampstead Conservation Area Character Appraisal & Management Strategy states that efforts should be made to find discrete solutions for external telecommunications apparatus and electrical equipment appropriate to the character of the area. Though the applicant has sought to position the equipment in from the edge of the roof where possible, it will add some bulk at roof level and be visible in certain views from the street. However given the six storey height of the building the equipment would only be visible in longer views, mainly from Gascony Avenue and within the ground of Sidney Boyd Courts itself. To further reduce its prominence the equipment would be light in colour so as to blend in with the sky.

2.5 As acknowledged in the Conservation Area statement, the host building is of limited architectural merit and given the presence of existing equipment, it is not an unimpaired roofline that the Council would seek to protect. It is therefore not considered that the equipment would bring about unacceptable harm to the character and appearance of the host building or this part of the South Hampstead Conservation Area.

2.6 The electrical meter cabinet at ground level would be a very discreet addition that would not detract from the appearance of the building and as such would typically be considered as de minimis development.



2.7 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

### **3.0 Amenity**

3.1 No undue loss of residential amenity to neighbouring properties would occur as a result of the development.

### **4.0 Other Considerations**

4.1 Para 45 of the NPPF states that applications for telecommunications development should be supported by the necessary evidence to justify the proposed development. This should include:

- *for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission on non-ionising radiation protection guidelines.*

4.2 The application submitted an ICNIRP Declaration with the application which certifies that the site is designed to be in full compliance with the requirements of the radio frequency (RF) guidelines of the International Commission on Nonionizing Radiation (ICNIRP) for public exposure as expressed in the EU Council recommendation of July 1999. The ICNIRP declaration takes into account the cumulative effect of the emissions from the proposed installation and all radio base stations present at, or near, the proposed location. The radio emission compliance calculation is based upon the maximum possible cumulative values

### **5.0 Conclusion**

5.1 Grant Conditional Planning Permission

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on 16<sup>th</sup> January 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Juliet Baller  
Waldon Telecom  
Phoenix House  
Pyrford Road  
West Byfleet  
KT14 6RA

Application Ref: **2016/4804/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

13 January 2017

**DRAFT**

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Sidney Boyd Court  
West End Lane  
London  
NW6 4RB**

**DECISION**

#### **Proposal:**

Installation of 6 x antennas, 2 x dishes and 3 x equipment cabinets on the roof of the building, along with 1 x electrical meter cabinet at ground level with ancillary works.

Drawing Nos: 100 (Site Location); 200 (Rev B); 201 (Rev C); 300 (Rev B); 301 (Rev C); Letter from CTIL confirming ICNIRP Compliance dated 31 August; Letter submitted with planning application from Waldon Telecom dated 31st August

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).

Executive Director Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 100 (Site Location); 200 (Rev B); 201 (Rev C); 300 (Rev B); 301 (Rev C); Letter from CTIL confirming ICNIRP Compliance dated 31 August; Letter submitted with planning application from Waldon Telecom dated 31st August

Reason:

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

- 3 The colour of the proposed microwave antenna shall match as closely as possible its background. The supporting mount shall be designed to be as unobtrusive as possible, and should be painted the same colour as the antenna.

Reason: In order to minimize the impact on the appearance of the building and local environment in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

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.

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

Executive Director Supporting Communities

**DRAFT**

**DECISION**