

# Site Plan - 2016/1550/P Canterbury Mansions



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.

Site Photographs - 2016/1550/P Canterbury Mansions



1. Front (western) elevation of Canterbury Mansions as seen from West End Lane including existing pole mounted antenna.



2. View from West End Lane looking north towards Canterbury Mansions.





3. Northern elevation of Canterbury Mansions looking south from West End Lane.



4. View from Lymington Road looking toward the rear (eastern) elevation of Canterbury Mansions.

|   |                            |                           |  |                              |            |
|---|----------------------------|---------------------------|--|------------------------------|------------|
| <b>Delegated Report</b><br>Members Briefing   |                            | Analysis sheet            |  | Expiry Date:                 | 19/05/2016 |
|   |                            | N/A                       |  | Consultation<br>Expiry Date: | 15/12/2016 |
| <b>Officer</b>  |                            |                           | <b>Application Number</b>              |                              |            |
| Anna Roe  |                            |                           | 2016/1550/P                            |                              |            |
| <b>Application Address</b>  |                            |                           | <b>Drawing Numbers</b>                 |                              |            |
| Canterbury Mansions<br>Lymington Road<br>London<br>NW6 1SE  |                            |                           | Please refer to final decision notice. |                              |            |
| <b>PO 3/4</b>   | <b>Area Team Signature</b> | <b>C&amp;UD</b>           | <b>Authorised Officer Signature</b>    |                              |            |
|   |                            |                           |  |                              |            |
| <b>Proposal</b>   |                            |                           |  |                              |            |
| Installation of 3 pole mounted antennas, equipment cabinets and associated ancillary works to roof of mansion block (class C3). |                            |                           |  |                              |            |
| <b>Recommendation:</b>  |                            | Grant 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  | 29 | No. of responses | 12 | No. of objections | 12 |
|   |   |    | No. electronic   | 00 |                   |    |
| Summary of consultation responses<br><br><i>(Officers response italicized):</i> | Site notice 06/04/16 – 27/04/16   |    |                  |    |                   |    |
|   | Newspaper advertisement 07/04/16 – 28/04/16<br>Newspaper advertisement (republished) 24/11/16 – 15/12/16  |    |                  |    |                   |    |
|   | <u>Local representations</u>  |    |                  |    |                   |    |
|   | <b>12 objections</b> were received from residents of Canterbury Mansions. Their objections are summarised as follows:   |    |                  |    |                   |    |
|   | <ul style="list-style-type: none"><li>- Adverse effect on health.</li><li>- The proposed equipment would be harmful to the character and appearance of the Conservation Area.</li><li>- The antenna would be visible from neighbouring properties.</li><li>- House values diminished.</li></ul> |    |                  |    |                   |    |
|   | <u>Officers response:</u>   |    |                  |    |                   |    |
|   | <ul style="list-style-type: none"><li>- Please refer to sections 5 and 6 for a detailed assessment of the design, impact on the conservation area and amenity.</li><li>- Loss of property value is not a material planning consideration.</li></ul>   |    |                  |    |                   |    |

**Local groups  
comments:**

The Fortune Green & West Hampstead Neighbourhood Development Forum (NDF) objected to the application on the following grounds:

1. We consider these proposals to be excessive in terms of the height, scale and bulk. We note that little effort appears to have been made to conceal or reduce the visual impact of the equipment. The amount of equipment also seems to be excessive.
2. We believe this additional equipment will cause considerable damage to the character and setting of the West End Green Conservation Area.
3. Assessing the proposal against the Fortune Green & West Hampstead Neighbourhood Plan (adopted by Camden Council in September 2015), we find the application to be in breach of policy 2 (Design & Character), policy 3 (Safeguarding and enhancing Conservation Areas and heritage assets) and policy 13 (West Hampstead Town Centre).
4. We note that the current planning application for the neighbouring property, 156 West End Lane, may (if approved) result in disruption to the signals from these masts and therefore reduce their effectiveness.
5. We suggest the applicant considers other locations in the area for this equipment. We would urge that locations are considered that are away from, and don't cause harm to, conservation areas.

Officers response:

- *Please refer to section 5 for a detailed assessment of the design and impact on the conservation area.*

**Site Description**

The site is within the West End Green Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area.

The property is located on the junction of West End Lane and Lymington Road. West End Lane is a busy shopping street, central to the character, vitality and history of the conservation area.

Canterbury Mansions is a distinctive red brick, mansion block with bold and repetitive detailing. Shops occupy the ground floor units whilst the first, second, third and attic storeys are given over to residential.

It should be noted that there are existing apparatus at roof level, however little is visible from ground level including in distant views.

**Relevant History**

2014/5274/P - The installation of 2 telecommunications cabinets (measuring 0.6m x 0.48m x 1.6m and 0.75m x 0.6m x 2.1m), the swap on a like for like basis of the existing antennas and mast head amplifiers (MHA's) and associated development at roof level. Granted 13/10/2014.

2014/1146/P - Replacement of 3no. temporary antennas and supporting structures; retention of existing 300mm dish antenna, equipment cabinets, cable trays and hand railing; installation of equipment cabinet and associated development. Granted 17/04/2014.

## Relevant policies

### National Planning Policy Framework 2012 The London Plan 2016

#### 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

DP22 (Promoting sustainable design and construction)

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

Camden Planning Guidance 1 (Design)

Camden Planning Guidance 6 (Amenity)

### West End Green Conservation Area and Management Strategy 2011

### Fortune Green and West Hampstead Neighbourhood Plan 2015

## Assessment

### 1. Proposal

- 1.1 Planning permission is sought for the installation of telecommunications equipment including three pole mounted antennas, services equipment cabinets and associated ancillary development on the roof of Canterbury Mansions.
- 1.2 The proposed antennas would be mounted on freestanding frames and would measure 1.8 metres in height. They would be located on the north eastern corner of the roof facing towards Lymington Road and the south eastern and south western sides of the roof set back from the shared boundary with No. 168 West End Lane.
- 1.3 The proposed cabinets include one Joint Services Cabinet (JSC) and two flat pack frames to be mounted on equipment platforms which would be positioned towards the centre of the roof adjacent to the existing apparatus at roof level.

### 2. Amendments

- 2.1 The scheme has been revised from the original submission. The number of antennas has been reduced from 6 to 3 and the proposed dishes have been removed. By omitting the dishes the antenna can also be lowered from 19.2 metres **above ground level** to 17.5 metres.

### 3. Assessment

- 3.1 The principle considerations material to determining the application are as follows:

- Whether the development would preserve or enhance the character or appearance of the Conservation Area.
- The amenity of occupiers and neighbours.

#### **4. Principle**

4.1 Central Government guidance is contained within the National Planning Policy Framework (NPPF). The NPPF encourages local planning authorities to support the expansion of electronic communications networks, including telecommunications and high speed broadband. However, the NPPF stipulates that character and special historical interest of building should be material consideration when determining application for planning/listed building consent. Furthermore, the NPPF states 'as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification'.

#### **5. Impact on the character and appearance of the area**

5.1 Policy CS14 aims to ensure the highest design standards for developments. Similarly, policy DP24 states that the Council will require all developments to be of the highest standard of design and respect the character, setting, form and scale of neighbouring properties and character and proportions of the existing building.

5.2 The proposed cabinetry would be setback from the western edge of the roof which faces onto West End Lane and would be lower in height than the existing antenna. The existing antenna is visible from the western side of West End Lane at street level (see site photographs Nos. 1 and 2). Given that the proposed cabinets would be lower in height and setback on the roof, officers consider that they would not be readily visible in public views.

5.3 With regard to the visibility of the antennas, the proposed antenna on the south eastern edge of the roof would not be readily discernible in public views from Lymington Road given its position set back on the roof. In addition it would be partially obscured by the existing chimneys and dormers of Canterbury Mansions and No. 2 Lymington Road (see site photograph No. 3). The proposed antenna on the south western side of the property would be positioned parallel with the existing antenna. Given that the existing antenna is visible from West End Lane, the new antenna is also likely to be visible in public views though it would be partially screened by the front gable. Finally, the antenna located on the north eastern corner of the roof would be discernible above the roofline as viewed from Lymington Road but would blend with the complexities of the roofscape.

5.4 Due to the visibility of the antennas on the south western and north eastern sides of the property the proposal would be harmful to the character and appearance of the host building and conservation area which is a designated heritage asset, however within the terms of the NPPF the proposal's effects would not reach the high hurdle of substantial harm in this instance.

5.5 Where the harm to the conservation area would be less than substantial, that harm should be weighed against any public benefit from the proposal, including securing optimum viable use.

5.6 Having regard to the NPPF's policies on telecommunications infrastructure, improving network coverage or capacity is capable of being a public benefit. It identifies that high quality communications infrastructure is essential for sustainable economic growth and plays a vital role in enhancing the provision of local community facilities and services.

5.7 Consequently, the public benefits described above is considered to outweigh the less than substantial harm identified to the Conservation Area and would be in accordance with the



objectives of the NPPF.

## **6. Neighbour amenity**

6.1 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.

6.2 The proposed equipment would not obscure access to daylight and sunlight, or provide any nuisance for occupants of the development or adjacent buildings.

6.3 A number of local residents have raised the issue of a possible adverse effect on health as a result of the proposed siting. However the appellant has confirmed that the equipment would comply with the International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines and there is therefore nothing to indicate that there would be an actual risk to health or indeed any evidence to outweigh the advice in PPG8 on health considerations. Thus although the officer understands the concerns expressed, the health fears of local residents do not weigh significantly against the proposal in this instance.

## **7. Recommendation: Grant 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 Monday 23<sup>rd</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'.***

Ms Rebecca Skerrett  
Bilfinger GVA  
Norfolk House  
7 Norfolk Street  
Manchester  
M2 1DW

Application Ref: **2016/1550/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 1226

17 January 2017

**DRAFT**

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Canterbury Mansions  
Lymington Road  
London  
NW6 1SE**

**DECISION**

Proposal: Installation of 3 pole mounted antennas, equipment cabinets and associated ancillary works to roof of mansion block (class C3).

Drawing Nos: : 100 E; 201 E; 202 E; 304 E; 401 E; 402 3; 501 E; 502 E; 801 E; 802 E;  
Declaration of Conformity with ICNIRP Public Exposure Guidelines dated 16/03/2016;  
Supporting Technical Information for CTil dated 01/03/2015

The Council has considered your application and decided to grant permission subject to the following conditions.

#### **Conditions and Reasons:**

- 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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and 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 and DP25 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: 100 E; 201 E; 202 E; 304 E; 401 E; 402 3; 501 E; 502 E; 801 E; 802 E; Declaration of Conformity with ICNIRP Public Exposure Guidelines dated 16/03/2016; Supporting Technical Information for CTil dated 01/03/2015.

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

- 4 The apparatus hereby approved shall be removed from the building as soon as reasonably practicable when no longer required and any works of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard 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.

Yours faithfully

Executive Director Supporting Communities

**DRAFT**

**DECISION**