

Delegated Report		Analysis sheet		Expiry Date:		13/12/2017	
		N/A / attached		Consultation Expiry Date:		12/12/2017	
Officer				Application Number(s)			
Robert Lester				2017/6159/P			
Application Address				Drawing Numbers			
Adelaide Road SW Hampstead London NW3 4SW				See Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of 15 m high telecommunications antenna with associated equipment cabinets (56 day GPDO application)							
Recommendation(s):		Grant Prior Approval					
Application Type:		GDPO Prior Approval Determination					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	0	No. of responses	0	No. of objections	0
Summary of consultation responses:		A site notice was erected at the site between the 21/11/2017 – 12/12/2017. No responses.					
Beaumont Walk Residents Association		No Response.					

Site Description

The application site is located on the pedestrian pavement on the south side of Adelaide Road, just to the east of a traffic island and opposite the blocks of residential flats at Beaumont Walk and Constable House.

The Adelaide Road Nature Reserve is located to the south of the site, which is bounded by a 1.8 m high brick boundary wall. Further to the south of the nature reserve are railway lands containing tracks and sidings.

The site is not located within a conservation area. The villas at 23-49 Adelaide Road to the east of the site are locally listed buildings. The site is 60 m to the south of the boundary with the Eton Conservation Area.

The closest residential properties to the site are 40-45 Beaumont Walk and Constable House which are 30-40 m to the north of the site respectively, and 49 Adelaide Road which is 35 m to the east of the site.

Relevant History

2016/5334/P - Installation of 15 m high telecommunications antenna with associated equipment cabinets (56 day GPDO application) – Withdrawn - 14/12/2016.

Relevant policies

The London Plan 2016

The National Planning Policy Framework 2012

Camden Local Plan 2017

A1 Managing the impact of development

A2 Open Space

D1 Design

D2 Heritage

Camden Planning Guidance (CPG) 1 Design

General Permitted development Order (2016).

Assessment

1. The proposal

Installation of 15 m high telecommunications antenna with associated equipment cabinets (56 day GPDO application).

2. Permitted development

2.1 Part 16 of the General Permitted Development Order 2016 sets out the permitted development rights for telecommunications development. Ground based masts up to a height of 25 m and associated cabinets with a footprint up to 1.5 sq m are classed as permitted development on sites outside conservation areas, subject to a requirement to apply for prior approval for the siting and appearance of the development.

2.2 The proposed 15 m high mast and associated cabinets with footprints below 1.5 sq. m would be permitted development, but prior approval for the siting and appearance of the development is required.

3. Prior Approval of Siting and Appearance

3.1 The application site is located on the pedestrian pavement on the south side of Adelaide Road, just to the east of a traffic island and opposite the blocks of residential flats at Beaumont Walk and Constable House.

3.2 The proposed mast would be located at the back edge of the pavement with a diameter of 0.3 m at the base of the mast and a height of 15 m. The top 3 m section of the mast would contain the antennas and would increase to 0.7 m width. Two proposed telecommunications dishes would be located 10 m up the mast. Three proposed equipment cabinets are proposed: one would be 0.75 m to the west of the mast measuring 1.4 m width, 0.7 m in depth and 1.3 m in height; a second cabinet would be sited 0.6 m to the east of the mast measuring 1.2 m in width, 0.7 m in depth and 0.9 m in height and the final cabinet would also be located to the east measuring 0.6 m in width, 0.7 m in depth and 1.5 m in height.

3.3 The siting of the proposed telecommunications mast and equipment cabinets is considered to be suitable in this location on the south side of Adelaide Road. This section of Adelaide Road adjoins the 1.8 m high boundary wall with the adjacent nature reserve and there is also a dense screen of trees on the boundary. The proposed mast in this location would be sited away from active uses, set against the high boundary wall and high screen of trees on the adjacent nature reserve site. The footway in this location is also approximately 3.3m wide. Once in place, the proposed telecoms equipment would leave an effective footway width in excess of 2m, which is sufficient for pedestrians to pass unhindered.

3.5 The mast would be a slender structure apart from the wider top section which would house the antennas. Although, the mast would be higher than the nearby street lights on the south side of Adelaide Road it would not appear overly prominent or incongruous in this location set against the high boundary wall and screen of trees on the nature reserve site. The proposed mast and equipment cabinets would be painted black and although noticeable, would not appear visually harmful to the character of the area in this location. The ancillary equipment cabinets would be small structures which would integrate well into the streetscene in this location.

3.6 The mast would be 60 m to the south of the boundary with the Eton Conservation Area and 35 m from the locally listed building at 49 Adelaide Road. However, considering the siting and appearance of the mast and the separation distance the development would not harm these heritage assets. The development would also not harm the character of the adjacent open space.

3.7 Overall, it is considered that the siting and appearance of the proposed mast and ancillary equipment cabinets would not harm the character of the area in accordance with Camden Local Plan policies D1 and D2.

4. Other Issues

4.1 This application is the resubmission of a former application ref: 2016/5334/P for the installation of a mast which was withdrawn on the 14/12/2016 as an objection had been received from HS2 that the siting conflicted with the siting of a HS2 construction compound. The siting of the mast has been revised on this application and HS2 have withdrawn their objection.

4.2 The site is not located within 3km of an aerodrome.

4.3 There are no schools located close to the site. The developer has therefore not consulted with schools.

4.4 The developer has submitted the necessary ICNIRP certificate.

4.5 The developer has submitted the necessary developers notice to confirm that they have notified the landowner.

4.6 The developer has considered and discounted several other sites.

5. Conclusion

5.1 The proposed telecommunications mast and ancillary equipment cabinets are permitted development under part 16 of the GPDO 2016 subject to prior approval for siting and appearance. The siting and appearance of the development has been assessed and the proposed mast is considered to be acceptable in this location and would not impact on the character of the area or highway/pedestrian safety or movement.

5.2 Prior approval is therefore granted with conditions.