

Delegated Report		Analysis sheet		Expiry Date:		26/04/2019	
		N/A / attached		Consultation Expiry Date:		22/04/2019	
Officer				Application Number			
Laura Hazelton				2019/1248/P			
Application Address				Drawing Numbers			
Helical Bar 12 Oval Road London NW1 7DH				Please refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Rooftop telecommunications installation upgrade including the installation of a new 10m high lattice tower at roof level to replace existing tower, with 6 new antennas and 4 satellite dishes, and associated works.							
Recommendation:		Refuse planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:				No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<p>Three site notices were displayed between 29/03/2019 to 22/04/2019.</p> <p>One objection was received from the owner/occupier of 14 Oval Road:</p> <p>I live at number 14 Oval Road next door to the address in question. I live with four other housemates and we would all like to object to this work taking place. There was work previously being done in this building and the drilling kept us up all night. The drilling and noise would usually start at midnight and continue on throughout the night. We don't want to have to go through this again as we all have jobs and need to get sleep.</p>					
CAAC/Local groups comments:		<p>No responses received.</p> <p>NB. The application site is not located within a conservation area.</p>					

Site Description

The application site is a four storey building in office (B1a) use, with flexible office/leisure (B1a/D1) use at basement level. The site is located to the east side of Oval Road, south of the junction with Jamestown Road. The surrounding area is a mixture of office, commercial and residential uses.

The application building is not listed, nor is it located in a conservation area; however, the Primrose Hill Conservation Area borders the site to the south and the Regent's Canal Conservation Area begins 13m to the north west. The building has also been included on the Local List for its architectural and Townscape significance.

The listing description describes the building as a *'large 19th century warehouse. Of key significance is the front elevation in brown brick with recessed window bays, steel framed windows and use of restrained decoration e.g. tiled panels in central bay. Relates well in scale to no. 42-43 Gloucester Crescent to the south, and in materials and building line to the terrace within which it sits.'*

Relevant History

2011/2985/P - Installation of 3 x antennae and 4 x radio equipment cabinets to replace existing 3 x antennae and equipment cabinet at roof level to offices (Class B1). Granted 05/08/2011.

2011/0524/P - Installation of 6 x antennae and 4 x radio equipment cabinets to replace existing 3 x antennae, transmission dish and equipment cabinet at roof level to offices (Class B1). Refused 31/03/2011 for the following reason:

The proposed antenna alterations and additions, by reason of their siting, height and prominence, would be detrimental to the appearance of the host building and character and appearance of the adjacent Primrose Hill and Regent's Canal Conservation Areas, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

2003/3478/P - The installation of a satellite dish at roof level. Granted 05/03/2004.

Relevant policies

National Planning Policy Framework (NPPF) 2019

London Plan 2016

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG Amenity (2018)

CPG Design (2019)

CPG Digital Infrastructure (2018)

Assessment

1.0 Proposal

- 1.1 Planning permission is sought to upgrade the existing telecommunications equipment at roof level to facilitate 5G in the area. The proposal includes the installation of a new 10m high lattice tower at roof level, with 6 new antennas measuring approximately 3m tall. Three new 600mm diameter dishes and one existing 300mm diameter dish will be mounted to the legs of the tower, with RRUS to the tower at a lower level. The proposed tower would replace an existing 3.5m tower in the same location.
- 1.2 Within the existing large cabinet at roof level, the existing cabinets within would be replaced with nine new cabinets.
- 1.3 The existing BOBs, RRHs and diplexors on three support poles would be replaced with RRUs and BOBs fixed to nine new support poles.
- 1.4 The site is required to provide enhanced coverage for EE Ltd, ESN and H3G LTE.

2.0 Assessment

2.1 The principle considerations in the determination of this application are:

- Design – Impact on the character and appearance of the host locally listed building, streetscene, and nearby conservation areas; and
- Amenity – Impact on neighbouring amenity.

3.0 Design

- 3.1 Policy D1 of the Camden Local Plan seeks to secure high quality design in development; specifically requiring development to respect local context and character; preserve or enhance the historic environment and heritage assets in accordance with Policy D2; and preserve strategic and local views. Policy D2 states that the council will seek to protect heritage assets and non-designated heritage assets, including those on the local list. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.
- 3.2 Policies D1 and D2 are supported by the Council's Design CPG and Digital Infrastructure CPG.
- 3.3 The NPPF requires Local Planning Authorities to keep the number of radio and electronic communications masts, and the sites for such installations to a minimum, consistent with the needs of consumers, the efficient operation of the network and to provide reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.
- 3.4 The applicant's supplementary information document states that the proposals seek to upgrade an existing roof top site rather than progress a new standalone facility. It is also argued that the design of the proposed equipment is considered to be the least visually intrusive option available given the increased antennae sizes required for 5G, and that the increased size would not detract from the character of the area in which the proposal sits.
- 3.5 The building is four storeys high and has existing rooftop plant comprising a 3.5m tall stub tower with 3 x antennas and 1 x transmission dish mounted on support poles fixed to the tower; 3 x support poles for existing BOBs, EEHs and diplexors; 1 x existing cabinet measuring 2.5m high, 2.8m wide and 3.8m long; and associated cabling, grillage and railings. The existing tower and antennas measure a maximum of width of 1.2m.
- 3.6 The proposals would see the replacement of the existing tower with a new 10m high lattice tower with 6 x new antennas installed to the head frame; 3 x proposed dishes (with a diameter of 600mm) and 1 x existing dish (with a diameter of 300mm) would be mounted to the tower legs. RRUs would be mounted to

the tower at a lower level. The tower and antennas would measure a maximum of 3.8m wide.

- 3.7 In addition, the proposals include the replacement of the existing BOBs, RRHs and diplexors on three support poles with RRUs and BOBs fixed to nine new support poles; and the replacement of existing cabinets within the existing large cabinet at roof level with nine new cabinets. The new cabinets would be shielded from view within the existing cabinet and as such, there would be limited visual impact. The new support poles, whilst increasing in number, would be relatively low in height and not highly visible, and as such are considered acceptable.
- 3.8 However, the new tower would almost treble the height and width of the existing tower in this location and would be highly visible from the surrounding street scene, rear windows of the residential properties along Jamestown Road and the nearby Primrose Hill and Regent's Canal Conservation areas. At 10m tall, it would be over half the height of the existing 15m tall building. Although it is acknowledged that the proposed development would be replacing an existing tower, it would be substantially larger and more visible. The NPPF states that where new sites are required (such as for new 5G networks) equipment should be sympathetically designed and camouflaged where appropriate. In this instance the proposed development has not been sensitively designed, but is considered to be excessively large, bulky, incongruous development which would cause harm to the appearance of the locally listed building on which it would sit. Likewise, the development would be harmful to the character and appearance of the Primrose Hill and Regent's Canal Conservation Areas from which the equipment would be highly visible in a number of views.
- 3.9 Overall, considering the visual prominence of the development and the context of the site adjacent to the Primrose Hill and Regent's Canal conservation areas above a locally listed building, it is considered that the proposed tower and antennas, by virtue of their inappropriate siting, scale and bulk, would result in a highly visually prominent, visually cluttering and incongruous development which would harm the visual appearance and character of the streetscene, and would fail to preserve or enhance the character and appearance of the host building or nearby conservation areas, contrary to policies D1 and D2 of the Camden Local Plan 2017, The London Plan and NPPF.
- 3.10 The development would result in harm and although there would be some public benefits (from enhanced coverage) this would be modest and would not outweigh the impact on the character and appearance of the building or nearby conservation areas.

4.0 Amenity

- 4.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered.
- 4.2 The building is taller than those to the north and west, and the same height as those to the south and east so the proposed plant would not cause a loss of outlook or daylight to adjoining occupiers.
- 4.3 The NPPF requires applications for telecommunications development to be supported by the necessary evidence to justify the proposed development. This should include:
- a. the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area; and
 - b. 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 guidelines on non-ionising radiation protection; or
 - c. for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.
- 4.4 The applicant has provided supplementary information confirming that there are no schools in close proximity to the site, and therefore no consultations were undertaken; the site is not located within 3km of an aerodrome or airfield and as such the Civil Aviation Authority and Secretary of State have not been notified. A declaration of conformity with ICNIRP Public Exposure Guidelines has also been submitted.

5.0 Conclusion

- 5.1 The proposed tower and antennas, by reason of their siting, height, size and prominence, would be detrimental to the appearance of the host locally listed building and character and appearance of the adjacent Primrose Hill and Regent's Canal Conservation Areas, contrary to policy D1 (Design) and D2 (Heritage) of the Camden Local Plan and paragraph 113 of the National Planning Policy Framework 2019.

