

Delegated Report		Analysis sheet	Expiry Date:	26/04/2019
		N/A	Consultation Expiry Date:	22/04/2019
Officer			Application Number(s)	
Josh Lawlor			2019/1086/P	
Application Address			Drawing Numbers	
Chancellors Court Orde Hall Street London WC1N 3JP			See draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of telecommunications equipment comprising 14 poles, each supporting 5 antennas, on rooftop of existing building.				
Recommendation(s):	Refuse Planning Permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified		No. of responses	00	No. of objections	01
Summary of consultation responses:	<p>A site notice was displayed near the site on 22/03/2019.</p> <p>One objection was received from the owner/occupier of 49 Great Ormond Street and the following concerns raised:</p> <ol style="list-style-type: none"> 1. The proposed poles and aerials, mounted on the perimeter of the roof will be highly visible. 2. The proposal would detract from the clean appearance of the host building. 3. The proposal would adversely affect the setting of the Bloomsbury Conservation Area and setting of statutory listed buildings in Great Ormond Street and Dombey Street. 4. The existing height of the building (14 storeys or 39m) has a significant impact on sunlight and daylight to the rear elevations of the buildings on the south side of Great Ormond Street, from Orde Hall Street to Bardon Close. The poles with aerials will further reduce sunlight and daylight reaching these properties. <p><i>Officer response: In regards to points 1-3, please see design and heritage sections of this report. In regards to point 4, given the distance of the proposal to the above mentioned residential windows it is not considered that there would any impact. Please see the amenity section of this report for more detail.</i></p>					

Site Description

The site is a 14 storey residential tower block (Class C3) located on the Tybald's Estate in the Holborn area of the Borough. The application building is not listed, nor is it located within a conservation area; however the site is in close proximity to the Bloomsbury Conservation area, which lies 11m to the north and 13m to the east of the site.

Relevant History

None relevant to this application.

Relevant policies

The National Planning Policy Framework (NPPF) 2019 - Chapter 10 Supporting high quality communications

London Plan 2016, consolidated with alterations since 2011

Camden local Plan 2017

Policy D1 Design

Policy D2 Heritage

Policy A1 Managing the impact of development

Camden Planning Guidance

CPG Design (2019)

CPG Amenity (2018)

CPG Digital Infrastructure (2018)

Assessment

1. Proposed Development

1.1 The application seeks to install 14 x freestanding poles, each with 5 antennas, along the perimeter of the roof. Each pole would measure 3.5m in height from roof level and have a base stand with a footprint of 1200mm x 1200mm, the diameter of the pole would be 76mm.

2. Assessment

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

- Meeting the NPPF requirements for telecommunications development
- Design – Impact on the character and appearance of the host building, street scene, and nearby conservation area; and
- Amenity – Impact on neighbouring amenity

3. Principle of Development

3.1 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.

- 3.2 The NPPF requires applications for telecommunications development to be supported by the necessary evidence to show that the proposed development would not cause interference to other electrical equipment, air service or instrumentation operated in the national interest, including details of pre-consultation with local schools and colleges, a statement that certifies that the development would not exceed the International Commission on non-ionising radiation protection (ICNIRP) guidelines, and evidence that the applicant has explored the possibility of erecting antennas on an existing mast. The NPPF also requires Local Planning Authorities to keep the numbers of radio and telecommunications masts to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified, and, where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate.

Interference with existing telecommunications equipment

- 3.3 The applicant has not submitted evidence to demonstrate that the proposed equipment would not interfere with nationally significant telecommunications or electronic infrastructure.

Consultation with Local Schools

- 3.4 UK Government Research in the Stewart Report (2000) advocated a precautionary approach to telecommunications development and identified that children are more susceptible to telecommunications radiation. The NPPF does not make reference to the precautionary approach directly, but does carry forward the principle of the consideration of the siting of masts close to schools through the requirement for developers to pre-consult with local schools.

- 3.5 No evidence of consultation with local schools has been submitted as part of this application.

Impact on Health

- 3.6 The NPPF states that Local Planning Authorities (LPA) should not determine health safeguards if the proposal meets International Commission guidelines for public exposure provided an ICNIRP certificate has been submitted.

- 3.7 An ICNIRP certificate (dated 6th February 2017) has been submitted.

Use of existing masts/sites sharing

- 3.8 The NPPF requires consideration of siting the proposed equipment on existing masts in the area and requires the overall numbers of masts to be kept to a minimum required for efficient network operation.

- 3.9 The developer has not submitted any evidence to show existing signal coverage in the area. No coverage maps have been submitted which identify existing masts in the wider Camden area. The developer has not provided a list of potential/alternative sites within the area. Furthermore, technical justification has not been provided as to why existing equipment at other sites cannot be upgraded. It is therefore concluded that no efforts have

been made to seek/explore alternative sites.

4. Design

4.1 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, the effect of the proposal on the significance of a non-designated heritage asset will be weighed against the public benefits on the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

4.2 Policies D1 and D2 are supported by the Council's Design CPG and Digital Infrastructure CPG.

4.3 In terms of their height, the fixtures would be similar to a roof extension. Suffice to say that their actual location vis-a-vis their prominence associated with their erection on the edges of the roof, make the installation highly visible, dominant and incongruous features, creating visual clutter that would have a negative impact on the character and appearance of host building. Likewise, given the height and excessive number of antennas, coupled with the buildings high visibility from the surrounding area, the proposed development is considered to be harmful to the character and appearance of the neighbouring Bloomsbury Conservation Area from which the equipment would be highly visible in a number of views.

4.4 Overall, considering the visual prominence of the development and the context of the site adjacent to the Bloomsbury conservation area, it is considered that the proposed poles with antennas, by reason of their inappropriate siting, scale and bulk, would represent incongruous and unsympathetic additions that would introduce unacceptable visual clutter at roof level which would harm the visual appearance and character of the street scene, and would fail to preserve or enhance the character and appearance of the host building or nearby conservation area, contrary to policies D1 and D2 of the Camden Local Plan 2017, the London Plan and NPPF.

5. Amenity

5.1. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered.

Given the location of proposed poles and antennas at roof level and distances from residential windows there would not be a loss of light or outlook to nearby occupiers.

6. Recommendation

6.1 Refuse planning permission