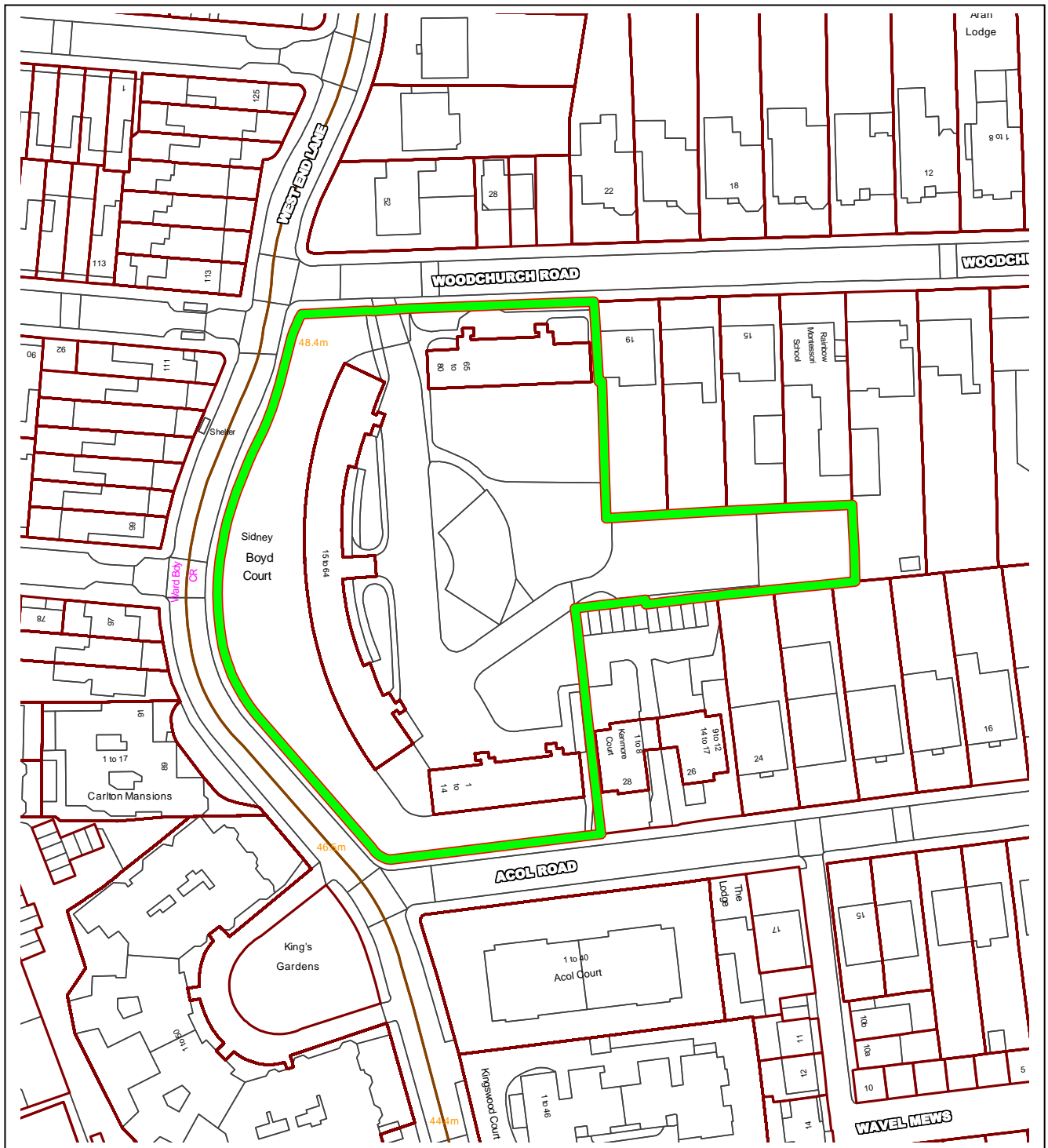


Sidney Boyd Court, West End Lane NW6. 2019/0192/P



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1. Looking south along West End Lane



2. Looking south to higher central block- ^ northern pole to have extra antenna



3. Antennas on central block, showing - ^ central pole to have extra antenna & dish



4. Looking northwards- ^ southern pole not visible from street

| | | | | | |
|--|----------------------------|---------------------------|-------------------------------------|----------------------------------|-------------------|
| Delegated Report (Members Briefing) | | Analysis sheet | | Expiry Date: | 11/03/2019 |
| | | N/A / attached | | Consultation Expiry Date: | 24/03/2019 |
| Officer | | | Application Number(s) | | |
| Charles Thuaire | | | 2019/0192/P | | |
| Application Address | | | Drawing Numbers | | |
| Sidney Boyd Court West End Lane London NW6 4QZ | | | See decision notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
| | | | | | |
| Proposal(s) | | | | | |
| Removal of 3 antennas, 2 x 300mm dishes and 1 equipment cabinet on the roof and their replacement with 6 antennas, 3 x 300mm dishes and 2 equipment cabinets plus ancillary development. | | | | | |
| Recommendation(s): | | Grant planning permission | | | |
| Application Type: | | Full Planning Permission | | | |

| | | | | | | |
|--|---|----|------------------|----|-------------------|----|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 00 | No. of responses | 01 | No. of objections | 01 |
| Summary of consultation responses: | <p>Site notice displayed 22.2.19 to 18.3.19 Press advert published 28.2.19 to 24.3.19</p> <p><u>1 resident of Sidney Boyd Court</u> objects-</p> <ul style="list-style-type: none"> -double the amount of telecom equipment on roof, increased health hazards to residents; -weight of equipment will cause cracks in walls; -building more unsightly, should not be allowed in a conservation area; no consideration of alternative buildings in area rather than overburdening this block. <p><u>Officer comment-</u> See section 2 on design and section 3 on amenity which discusses health issues. Also paras 2.4 -2.5 explaining why this site was chosen. Increased load bearing weight on roof is a Building Regulation matter.</p> | | | | | |
| CAAC/Local groups* comments: *Please Specify | <p><u>secretary of Sidney Boyd Court TRA plus petition of 53 residents</u> objects-</p> <ul style="list-style-type: none"> -no consultation by developers with residents in block; -families with children living directly underneath existing masts already suffer by feeling heat and vibrations; safety guidelines of 5m between equipment and people is already exceeded; health effects of radiation and unknown impact of 5G masts, the masts are akin to giant microwaves; -the council should not consider a contract with another mobile phone company; -should not be allowed in a conservation area; -‘people in social housing are being made easy targets and regarded as second class citizens- the council are banking on our lack of knowledge on this situation’. <p><u>Officer comment-</u> See section 2 on design and section 3 on amenity. The applicant is the operator of existing telecom equipment here.</p> | | | | | |

Site Description

1. The site has a long curved 6 storey 1950's block of flats facing West End Lane between its junctions with Woodchurch Road and Acol Road. The block is Council-owned. The roof has several plant rooms and a number and variety of telecom equipment in the form of antennae, dishes and pole supports, as allowed by various permissions – see history below.

2. The site is in South Hampstead conservation area and is identified as being a 'neutral' building.

Relevant History

25/06/1992- ref 9200126- permission granted - Erection of telecommunications housing/cabin on the roof of the building.

28/06/2011- ref 2011/2091/P- permission granted- Installation of 6 communal satellite dishes, three antennae, associated equipment cabinets and new external cable runs to three blocks of residential flats.

18/01/2017- ref 2016/4804/P- permission granted- 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.

09/02/2017- ref 2016/5341/P- permission granted- Installation of 3 x pole mounted antennas, 3 x 300mm diameter dish antennas and 1 x equipment cabinets at roof level.

Relevant policies

National Planning Policy Framework 2019

London Plan 2016

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG Design 2019

CPG Amenity 2018

CPG Digital Infrastructure 2018

South Hampstead Conservation Area Character Appraisal and Management Strategy Feb 2011

Assessment

1. Proposal

1.1 The proposal is to replace UKB telecom equipment on the roof of the central higher block by new and additional ones- more specifically, remove 3 antennas, 2 x 300mm dishes and 1 equipment cabinet and replace them by 6 antennas, 3 x 300mm dishes and 2 equipment cabinets. The upgrade is to provide additional 5G coverage along with the existing 4G coverage which is not possible from the existing antennas (which were granted for UKB on 9/2/17, ref 2016/5341/P- see history above). It is noted that UK Broadband provide wireless broadband services and not a mobile phone network.

2. Design

2.1 The new equipment will appear minimally different from the existing ones. Some antennae will merely replace existing ones with no perceptible difference in size or design. An additional antenna will be fixed to an existing support pole on the northern end; similarly another one will be on an existing southern end support pole. An additional antenna and satellite dish will be also placed on an

existing support pole in the centre. The cabinets are proposed to be located centrally on the roof and are small in scale. Due to their setback and size, these will not be visible from ground level.

2.2 Although the new antennae would have some visibility from the street, they would be located high up and set back from the edge of the roof to reduce their prominence. Overall the additional equipment will not create any significant extra visual clutter, given that the new antenna and dishes are being attached to existing support poles which already have such equipment. The roofscape of this block is already cluttered with various antennae poles, some of which are visible in some long views from West End lane and Gascony Avenue. Although the upgraded development would have a slightly greater impact, it would be minimal. 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, streetscene and this part of the South Hampstead Conservation Area.

2.3 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.

2.4 CPG on Digital Infrastructure, which covers telecom equipment, states in paras 12 and 13- *'In line with the NPPF, the Council will support the expansion of electronic communications networks, including telecommunications and high speed broadband. In particular, the Council will aim to keep the numbers of radio and telecommunications masts and the sites for such installations 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 demonstrated to the satisfaction of the Council. Where new sites are required, equipment should be sympathetically designed and appropriately camouflaged where possible.'*

2.5 This proposal is considered to comply with this guidance. Notably, in line with advice in the NPPF, the existing site used by this operator has been chosen for this upgrade and thus it was not necessary to consider alternative sites in the search for a new telecom installation.

3. Amenity

3.1 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-ionizing radiation protection guidelines.

Para 46 states that local planning authorities must determine applications on planning grounds. They 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.

3.2 The application submitted an ICNIRP Declaration which certifies that the equipment is designed to be fully compliant with the precautionary guidelines set by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). This is an independent body of scientific experts established by the International Radiation Protection Association. The guidelines were developed following a thorough review of the science and took into consideration both thermal and non-thermal effects. The guidelines are made up of two parts: the first is based on established and proven science; the second part incorporates a safety factor meaning that the guidelines come with a built-in precautionary element.

3.3 It is noted that a high number of objections have been received to the proposed telecommunications equipment on health grounds, some of which have cited academic and international research which concludes that antennas can be harmful. As noted above, the NPPF does not give scope for the local planning authority to determine health safeguards beyond

compliance with ICNIRP and that consultation should take place with schools in close proximity. There is further advice available on health issues which shows conclusively that, following research undertaken since the Stewart report, mobile phone base stations do not pose any health risks to people including children. A NRPB report dated Jan 2005 stated that there is no scientific basis for siting base stations away from schools. Later a research programme (MTHR) was undertaken in response to the Stewart report (2000) to address uncertainties on mobile phone base stations and health. Its report in Feb 2014 noted that research conducted found no evidence of biological or adverse health effects from radio waves produced by mobile phones or their base stations. Since 2000 over 30 studies have been undertaken which conclude that overall the possibility of adverse health effects from such technology remains unproven. An independent report in 2012 by AGNIR concluded that there is no convincing evidence that exposure to radiofrequency within the agreed guideline levels in UK causes health effects in adults and children.

3.4 There will be no impact on daylight, sunlight or outlook to neighbouring premises. It is thus concluded that there will be no adverse impact on residential amenity or public safety of adjoining residential occupiers.

4. 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 24th June 2019, 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 and search for 'Members Briefing'.

Application ref: 2019/0192/P
Contact: Charles Thuaire
Tel: 020 7974 5867
Date: 13 June 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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planning@camden.gov.uk
www.camden.gov.uk

Waldon Telecom Ltd
Phoenix House
Pyrford Road
West Byfleet
KT14 6RA

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 4QZ

DECISION

Proposal:

Removal of 3 antennas, 2 x 300mm dishes and 1 equipment cabinet on the roof and their replacement with 6 antennas, 3 x 300mm dishes and 2 equipment cabinets plus ancillary development.

Drawing Nos: CAM0160- 100A, 101B, 102B, 103B, 104B; supplementary information form

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).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans- CAM0160- 100A, 101B, 102B, 103B, 104B; supplementary information form.

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

- 3 The apparatus hereby approved shall be removed from the building as soon as reasonably practicable when no longer required.

Reason: In order to minimize the impact on the appearance of the building and local environment in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The colour of the proposed microwave antenna shall match as closely as possible the background, or the part of the building to which it is attached. 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DECISION