



## Site photographs - 2016/5584/P

1. View of station looking north along Hampstead High Street.



2. View of station looking east along Heath Street



### 3. Existing roof extension and balustrade



<b>Delegated Report</b> (Members Briefing)		<b>Analysis sheet</b> N/A		<b>Expiry Date:</b> 09/12/2016		
				<b>Consultation Expiry Date:</b> 10/11/2016		
<b>Officer</b>			<b>Application Number(s)</b>			
Patrick Marfleet			2016/5584/P			
<b>Application Address</b>			<b>Drawing Numbers</b>			
Hampstead Station Hampstead High Street London NW3 1DL			See draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>			
<b>Proposal(s)</b>						
Installation of 4 x telecom antennas at upper roof level and 6 x equipment cabinets at lower roof level.						
<b>Recommendation:</b>		Grant planning permission				
<b>Application Type:</b>		Full Planning Permission				
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice				
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses No. electronic	<b>03</b> <b>03</b>	No. of objections	<b>03</b>
<b>Summary of consultation responses:</b>	<p>Site notice: 18/10/2016 - 08/11/2016 Press notice: 20/10/2016 - 10/11/2016</p> <p>The following objections were received from the occupants of 12 Church Row, 14A Redington Road and Flat 16, Gardnor Mansions:</p> <ol style="list-style-type: none"> <li>1. The height and bulk of the masts would detract from the character and heritage of the conservation area and damage the historic interest of the host building.</li> <li>2. It is incorrect that the area is not well covered by Vodafone, according to Valuation Office Agency there are several Vodafone sites present in the immediate vicinity of Hampstead tube station.</li> <li>3. Concerned about the long term effects of radiation emanating from the telecom antennas into our community on a daily basis.</li> <li>4. Radiation is capable travelling through house structures, putting hundreds of people at risk of serious health dangers.</li> </ol>					

	<p><i>Officer comment</i></p> <p>1. The design and conservation impact of the proposal is discussed in paragraph 2.2 of this report.</p> <p>2. The location of existing telecoms sites do not form a material planning consideration.</p> <p>3. The potential health impacts of telecommunications equipment do not form a material planning consideration.</p> <p>.</p>
CAAC/Local groups comments:	Hampstead CAAC: No response to date

### Site Description

The application site is located on the north eastern side of Hampstead High Street at its junction with Heath Street and relates to Hampstead Underground Station. There is an existing single storey extension to the northern side of the main roof with metal balustrading located above.

The site is located within the Hampstead Conservation Area. It is not a listed building and is not identified as making a positive contribution to the character of the conservation area.

### Relevant History

#### Application site

**2015/2514/P** - External alterations including the erection of 2 x Glass Reinforced Plastic (GRP) replica chimney stacks enclosing 6 x antennas and 4 x dish antennas at upper roof level and the installation of 7 x radio equipment cabinets at lower roof level (**refused 08/02/2016 due to unacceptable impact on character and appearance of host building and conservation area**).

### Relevant policies

#### **NPPF 2012**

#### **The London Plan 2016**

#### **LDF Core Strategy and Development Policies**

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

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 (2015)**

CPG1 Design (2015)

CPG6 Amenity (2011)

## Assessment

### 1.0 PROPOSAL

1.1 Planning permission is sought for the installation of four telecom antennas on the southern and western balustrades that are fixed to the top of the existing roof extension at the site. Permission is also sought for the installation of six equipment cabinets at lower roof level which would be cantilevered off the existing steel platform that is currently occupied by a number of electronic equipment cabinets.

### 1.2 Revisions

The previously refused scheme (2015/2514/P) proposed the installation of antenna enclosures that had been designed to replicate the chimney stacks of the adjoining properties along Heath Street. However, the proposed enclosures were considered to represent discordant and incongruous additions that would be at odds with the character and appearance of the host building and surrounding conservation area and the application was subsequently refused.

The replica chimney enclosures have been completely removed from the resubmitted scheme and the antennas now proposed are significantly smaller additions that would not have an overdominant impact on the character of the host building or surrounding conservation area.

### 2.0 ASSESSMENT

2.1 The material considerations for this application are summarised as follows:

- Design and Conservation; and
- Amenity of neighbouring residential occupants;

### 2.2 Design and Conservation

2.2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

2.2.2 Paragraphs 11.7 and 11.12 of CPG1, advise that plant and machinery on roofs should not be visible from the street, public vantage points or from immediately adjacent buildings with special consideration given to works in a conservation area.

2.2.3 When assessing the previously refused scheme it was considered that the proposed antenna enclosures were better suited to tall, multi storey buildings rather than two storey buildings such as the application site, where they would be clearly visible at street level. The antennas proposed as part of the current application would have the appearance of small metal panels that would not project beyond or exceed the height of the existing metal balustrade at the site. They are therefore considered to form a minor alteration to the fabric of the host building that would not detract from its character and appearance.

2.2.4 Hampstead Underground Station is located on a corner plot of land at the large junction

between Hampstead High Street and Heath Street. Whilst the proposed antennas would be visible in long range views when walking north along Heath Street, their size, scale, and design would ensure no undue harm is caused to the appearance of the surrounding conservation area.

- 2.2.5 The proposed equipment cabinets would be positioned in the centre of the lower roof and their size, scale, bulk and limited visibility from the public realm would ensure that no significant impact to the character and appearance of the host building and surrounding conservation area would occur as a result of their installation.
- 2.2.6 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.

### 2.3 Amenity of neighbouring residential occupants

*Daylight / Sunlight / Outlook / Privacy*

- 2.3.1 No undue loss of residential amenity to neighbouring properties would occur as a result of the development.

### 3.0 **Recommendation**

- 3.1 Grant conditional planning permission.

### **DISCLAIMER**

**The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 5th November 2016, 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: **2016/5584/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 1222

29 November 2016

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:  
**Hampstead Underground Station**  
**Hampstead High Street**  
**London**  
**NW3 1DL**

**DECISION**

Proposal:  
Installation of 4 x telecom antennas at upper roof level and 6 x equipment cabinets at lower roof level.

Drawing Nos: 901 B, 100 C, 201 C, 202 C, 301 C, 302 C, 303 C, 304 C, 401 C, 402 C, 501 C, 502 C, 801 C, 802 C, Design & Access Statement, Supplementary Information dated 12/10/2016, GVA Cover Letter dated 11/10/2016, CTIL Supporting Technical Information, Vodafone 3G coverage document, CTIL Cover Letter dated 20/09/2016.

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.

Executive Director Supporting Communities





Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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: 901 B, 100 C, 201 C, 202 C, 301 C, 302 C, 303 C, 304 C, 401 C, 402 C, 501 C, 502 C, 801 C, 802 C, Design & Access Statement, Supplementary Information dated 12/10/2016, GVA Cover Letter dated 11/10/2016, CTIL Supporting Technical Information, Vodafone 3G coverage document, CTIL Cover Letter dated 20/09/2016.

Reason:

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

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.

You can find advice about your rights of appeal at:

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

Yours faithfully

Executive Director Supporting Communities

**DRAFT**

**DECISION**