

Delegated Report		Analysis sheet		Expiry Date:		21/08/2020	
		N/A		Consultation Expiry Date:		10/08/2020	
Officer				Application Number(s)			
Nathaniel Young				2020/2943/P			
Application Address				Drawing Numbers			
Pavement to the side of 100 Kilburn High Road Birchington Road London NW6 4JL				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of telecommunications equipment comprising 1 x 20m high monopole antenna with cabinet at base; 3 x cabinets at ground level and associated ancillary works.							
Recommendation(s):		i) Prior approval required ii) Prior approval refused					
Application Type:		GPDO Prior Approval Determination					
Conditions or Reasons for Refusal:		See Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. of responses	02	No. of objections	02		
Summary of consultation responses:		Site notice: displayed from 17/07/2020 Two objections were received from occupiers of unknown addresses raising the following concerns: <ul style="list-style-type: none"> Proposal would detrimentally impact pedestrian and vehicle movement and would endanger road users. Exposure to 5G has adverse effects on human health. <u>Officer response</u> <ul style="list-style-type: none"> Officers agree that the proposed development would obstruct pedestrian movement on the pavement and would have a detrimental impact to highway safety. The applicants have declared with appropriate documentation that all 					

	of the proposed equipment would comply with International Commission on Non-Ionizing Radiation Protection (ICNIRP) standards on emission levels in accordance with government guidelines. Although the residents' objections on health grounds is acknowledged, given the details provided by the applicant, this would not constitute a reason for refusal.
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Site Description

The application site contains the pavement to the side of No. 100 Kilburn High Road on Birchington Road. Given its corner location, the application site forms part of both the Kilburn High Road and Birchington Road street scenes. The application site is not listed and is not located within a conservation area.

Relevant History

None of relevance.

Relevant policies

National Planning Policy Framework 2019

The London Plan March 2016

The London Plan intended to publish 2019

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

C6 Access for all

T1 Prioritising walking, cycling and public transport

Camden Planning Guidance 2018-2019

CPG Amenity

CPG Design

CPG Transport

Assessment

1. Proposal

1.1 The application has been submitted under Part 16 of schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order (GPDO) 2015 (as amended).

1.2 The proposals involves the installation of new telecommunications equipment on the pavement to the side of 100 Kilburn High Street on Birchington Road and would comprise: 1 x 20m high monopole antenna with cabinet at base; 3 x cabinets at ground level and associated ancillary works involving removal of a street tree.

2. Justification

2.1 The proposals are associated with Hutchinson 3G UK LTD with new telecoms equipment which would improve network coverage and capacity in the area.

2.2 The applicant has provided a lack of information as to why this site was chosen or included sufficient evidence to demonstrate that alternative sites were adequately assessed. The cover letter accompanying the application states the proposed site as being necessary for H3G Ltd business development and meets its specific technical and operational requirements.

2.3 The applicant has declared with appropriate documentation that all of the proposed equipment would comply with International Commission on Non-Ionizing Radiation Protection (ICNIRP) standards on emission levels in accordance with government guidelines. Although the residents' objections on health grounds is acknowledged, given the details provided by the applicant, this would not constitute a reason for refusal.

3. Siting and Design

3.1 Local Plan Policies D1 (Design) is aimed at achieving the highest standard of design in all developments and requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area.

3.2 The application site is a highly visible corner location which forms part of the street scene of both Kilburn High Road and Birchington Road. Kilburn High Road is amongst the borough's busiest Town Centres, while Birchington Road is a predominantly residential street where currently there are 3 existing cabinets adjacent to the northern elevation of 100 Kilburn High Road but these are relatively small and do not harm the streetscene due to their location against the existing building. The proposed antenna would measure approximately 20m in height and the new cabinets would range from 1.2 to 1.8m in height. Both the new cabinets and antenna due to their excessive height and number and inappropriate siting would result in visual clutter in the streetscene and would cause harm to the character and appearance of the surrounding area and would interfere with the function of the public highway.

3.3. It is considered that, based on the above assessment the proposal, both the new cabinets and antenna, by virtue of their height, size, number and prominent location, would form an incongruous and overdominant feature in the streetscene, contributing to visual clutter which would be harmful to visual amenity and the character and appearance of the surrounding area. As such, the proposal fails to comply with Local Plan Policy DC1 and guidance set out in CPG Design 2019.

4. Highways and Transport

4.1 Policy T1 of the Local Plan (2017) outlines the need to promote sustainable transport by prioritising walking, cycling and public transport in the borough. It goes on to state that In order to promote walking in the borough and improve the pedestrian environment, the Council will seek to

ensure that developments are easy and safe to walk through ('permeable') and provide high quality footpaths and pavements that are wide enough for the number of people expected to use them. Features should also be included to assist vulnerable road users where appropriate.

4.2 In support of the above, CPG Transport states that the Council expects developments to consider the movement of people in and around a site, and to include the following:

- Ensuring the safety of vulnerable road users, including children, elderly people and people with mobility difficulties, sight impairments, and other disabilities;
- Avoiding street clutter and minimising the risk of pedestrian routes being obstructed or narrowed, e.g. by footway parking or by unnecessary street furniture.

4.3 The proposed monopole and 3x cabinets would be installed adjacent to the kerb, and the existing street sign and tree would be relocated. The plan indicates that an effective footway width of 1.3 metres would be maintained adjacent to the cabinets. This would be significantly less than the 2 metres requirement from TfL's Pedestrian Comfort Guidance on streets with low pedestrian flow. The proposal would add to the street clutter which would further hinder pedestrians on Birchington Road. It is also considered that this would have a wider detrimental impact on highway safety given the site's proximity to a market stall and a supermarket on Kilburn High Road with particularly high pedestrian traffic.

4.4 The proposed telecoms equipment is considered to be unacceptable in the interest of public safety. By reason of its siting and design the proposed telecoms equipment would be prejudicial to the safety and free flow of pedestrian traffic. The proposal fails to comply with Policies T1 (Prioritising walking, cycling and public transport), A1 (Managing the impact of development) and C6 (access for all) of the London Borough of Camden Local Plan 2017 and guidance set out in the CPG Transport 2019.

5.0 Recommendation

5.1 Prior Approval Required – Approval refused on grounds of unacceptable siting and design.