

Delegated Report		Analysis sheet		Expiry Date:		EoT 31/08/2022	
		N/A / attached		Consultation Expiry Date:		19/06/2022	
Officer				Application Number(s)			
Matthew Dempsey				2022/1861/P			
Application Address				Drawing Numbers			
275 Pentonville Road London N1 9NL				Please refer to decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of 6 antennas, 2 transmission dishes, 4 equipment cabinets & ancillary development at roof.							
Recommendation(s):		i) Prior Approval Required ii) Prior Approval Refused					
Application Type:		GPDO Prior Approval Determination					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
Summary of consultation responses:	A press notice was published 20/05/2022, which expired 13/06/2022. A site notice was displayed 26/05/2022, which expired 19/06/2022. No responses were received during public consultation.						
CAAC/Local groups* comments: *Please Specify	The Kings Cross St Pancras Conservation Area Advisory Committee were consulted on the scheme but provided no response.						

Site Description

The host premises 'Scala' is a former cinema converted to a nightclub and music venue. The building is six storeys in height with many classical architectural features, including a prominent domed structure at roof level.

The property is located at the corner of Pentonville Road and Kings Cross Bridge. The building is not listed but it is within the Kings Cross St Pancras Conservation Area and is noted as making a positive contribution to the character and appearance of the conservation area.

Relevant History

N/a

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance:

- CPG – Design (March 2019)
- CPG – Amenity (March 2018)
- CPG – Digital Infrastructure (2018)

Code of Best Practice on Mobile Network Development (November 2016)

Kings Cross St Pancras Conservation Area Statement (2003)

Assessment

1.0 Proposed development:

1.1 The application has been submitted under Part 16 of schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order (GDPO) 2015 (as amended). The GDPO sets out the details in regard to the type of development for which planning permission is 'deemed' to be granted, more commonly known as 'permitted development'. In particular, the application seeks determination as to whether the prior approval of the Local Planning Authority is required as to the siting and appearance of the proposed development in relation to telecommunications equipment.

1.2 In this instance, Prior Approval is sought to install new telecommunications equipment on the existing rooftop area. The proposal includes the installation of a centrally-placed group of equipment cabinets and three tripod support structures holding antennas and transmission dishes, also with ancillary cabling.

1.3 The maximum height of the existing parapet to the main roof is approximately 22m above ground level. The maximum height of the existing roof is the dome at the corner of Pentonville Road and Kings Cross Bridge, which is approximately 26.2m above ground level. The proposed installations are all proposed to be sited at the main roof level.

1.4 The tripods shall rise from the main roof level to a maximum of approximately 26.45m. The three tripod supports shall be mounted at NE, SE and SW corners of the main roof. Associated safety railings and cable trays shall also proposed as part of the overall scheme.

2.0 Justification:

2.1 The proposal is a new installation intended to enhance existing network services by increased capacity and to allow for new 5G provision in the area. It would enable the provision of 2G, 3G, 4G and new 5G services for the MBL (EE (UK) Ltd and H3G (UK) Ltd) mobile network in this part of London.

2.2 The applicant has provided confirmation that they have employed a sequential approach to site selection for this proposal; however the detail given is very limited (see page 10 of Site Specific Supplementary Information document).

2.3 The applicant states there would be no impact on residential amenity in terms of loss of light or outlook. Given the position of the proposals at roof level, and the height of the host building, it is agreed that there would be no loss of neighbouring amenity in this respect.

2.4 The applicant has indicated that prior to the submission of this application a pre-application consultation was undertaken with the local planning authority (LPA); however, there is no record of formal pre-application advice being given (please see planning history section above).

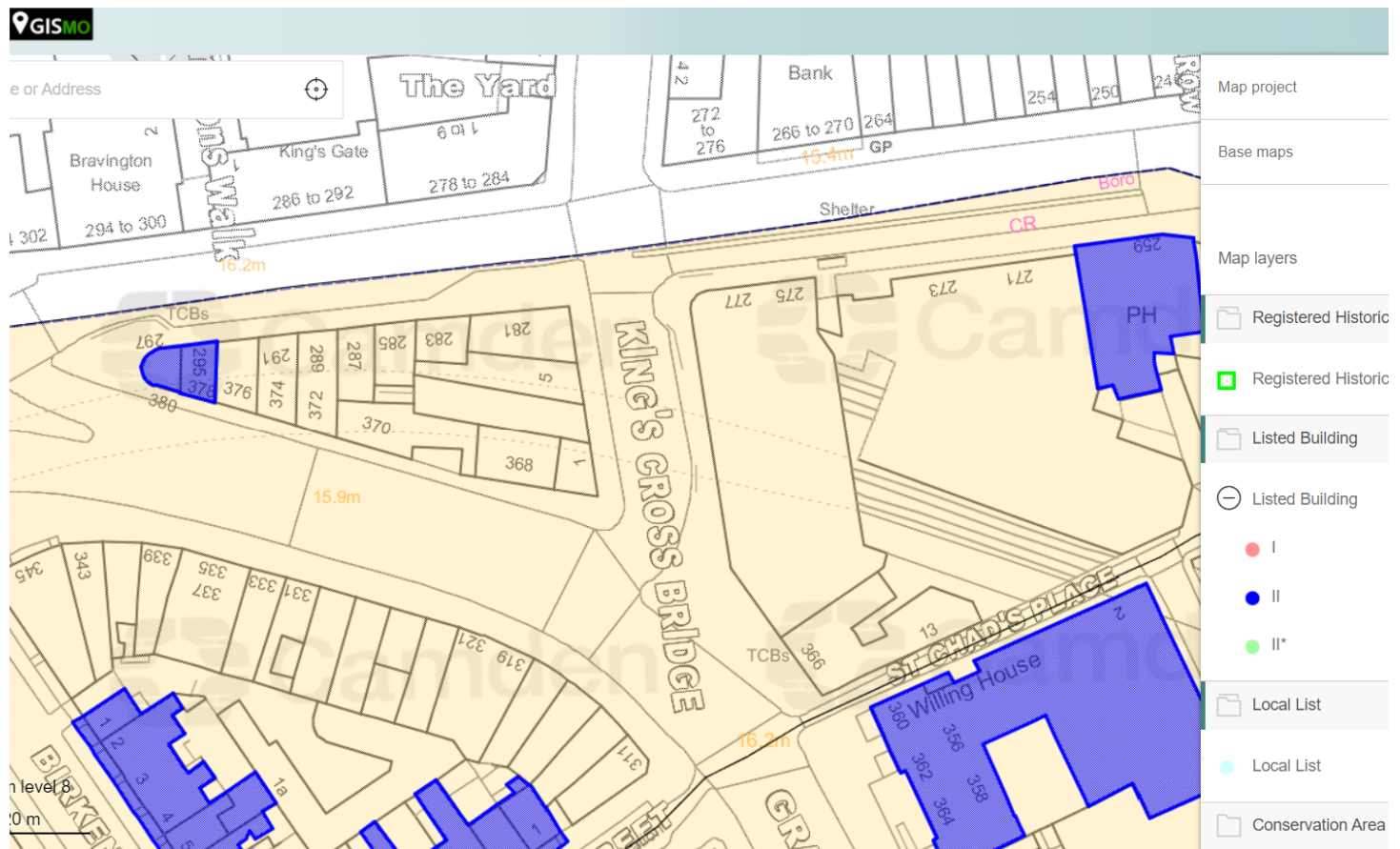
2.5 The applicants have declared with appropriate documentation that all of the proposed equipment would comply with International Commission on Non-Ionizing Radiation Protection (ICNIRP) standards on emission levels in accordance with government guidelines.

2.6 The applicant states within their supporting information that there are no local schools nor aerodromes, and they have therefore not consulted in this regard.

2.7 Para 46 of the NPPF 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'.

3.0 Siting and appearance:

3.1 The host property is located in a prominent position at the corner of Pentonville Road and Kings Cross Bridge. The host building is a historic cinema, with commercial uses at ground floor and is considered to contribute positively to the surrounding Kings Cross Conservation Area with several classical architectural features of merit. The facades of the property facing the street are rendered and coloured off white.



The application site is within the Kings Cross St Pancras Conservation Area [highlighted yellow above]. Also to note, London Borough of Islington boundary halfway across Pentonville Road (there is another conservation area on the other side of the road, within LB Islington). Listed buildings (within LB Camden) in the vicinity highlighted blue.

3.2 The highest elements of the roof can be appreciated in views from various locations, including from both directions along Pentonville Road, and from Kings Cross Bridge and Gray's Inn Road as well as St Chad's Place to the Rear. Also from Caledonian Road from within the London Borough of Islington.

3.3 A screen shot of the street view from the junction of Pentonville Road and Kings Cross Bridge demonstrates the prominence of the roofscape from this sensitive location, as below:



Google street view image: from cross roads of Pentonville Road, Kings Cross Bridge and Caledonian Road, looking northeast towards the host building. The host site [Scala] is visible in the centre. To note: existing feature dome at corner of roof. 1 of 3 tripod structures is proposed adjacent to the feature dome.

3.4 The host building is considered to be of architectural merit and as such, it is noteworthy that the existing roofscape is free from clutter. The roofscape is considered to contribute significantly to the character and appearance of the conservation area. The introduction of a cluster of antennas projecting approximately 4.5m above the existing parapet roofline is not welcomed in this location.

3.5 The clean existing roofline can also be appreciated from the narrow lane to the rear, St Chad's Place.



Google Street view image: from within St Chad's Place looking south-west. The top of the domed roof structure is visible from this location (centre of picture). To note: 2 of 3 tripod structures are proposed towards the eastern side of the roof and would project approximately 4m above the existing roof line.

3.6 The image above clearly shows the lack of clutter along this roofscape where the host site and the neighbouring properties meet the skyline. The introduction of clusters of high antenna tripod structures at the roof edges projecting above the existing un-cluttered roofline is considered to be harmful in views from both sides of the site. It is accepted that the proposed cabinets would be unlikely to be visible due to their size and setback on the roof. The proposed installation is not considered appropriate in context and is not in keeping with the character of the Kings Cross Conservation Area.

3.7 The applicant was advised the proposed tripod sited adjacent to the feature dome was particularly problematic and the LPA was anticipating revised drawings to remove this element of the design, an extension of time was agreed with the applicant to enable this; however, no revised drawings have been submitted and so the application is determined as set out.

3.8 Policy D1 of the Camden Local Plan seeks to secure high quality design in development. Policy D2 (Heritage) states that the Council will resist development that would cause harm to views into and out of conservation areas, and affecting the character or appearance of conservation areas and the setting of listed buildings.

3.9 The existing roofline of the host building is clean and uncluttered. It is characterised by the absence of any telecommunications equipment or similar visible clutter. The prominence and scale of the installation as proposed would be visible above the existing roof line, where it would be highly noticeable against the skyline, and clearly visible from public views close by and also from longer views. There may be some argument in accepting a small degree of carefully located and well-designed rooftop equipment here of an appropriate small scale and height, as well as the ancillary cabinets which would not be visible. However it is considered the overall scale and dominance of the proposals, especially the proposed installation adjacent to the feature dome structure is totally unacceptable; it would be highly prominent in both long and short views and would be an incongruous addition to the host building itself. The proposed equipment, due to its scale, size and design with numerous antennas attached to various support structures, is considered to cause harm to the

character and appearance of the host building, street scenes and surrounding conservation area.

3.10 Given that the proposed installation would significantly rise up above the existing parapet roof line, it would add conspicuous and noticeable clutter to the rooftop, and as such, its siting is considered to be visually insensitive and harmful to the character and external appearance of the building and wider roofscape.

3.11 Overall, it is considered that the location, bulk, scale, height and design of the proposed telecommunications equipment would be harmful to the character and appearance of the host building, local views and the adjacent Kings Cross St Pancras Conservation Area.

4.0 Planning balance:

4.1 Considerable importance and weight has been attached to the harm to the designated heritage assets, and special attention has been paid to the desirability of preserving or enhancing the character and appearance of the adjacent Hatton Garden and Bloomsbury Conservation Areas in particular, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

4.2 Local Plan Policy D1, consistent with Section 16 (Conserving and enhancing the historic environment) of the NPPF 2019 which seeks to preserve and enhance heritage assets, states that the Council will not permit harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh that harm.

4.3 Given the assessment as outlined above, it is considered that the proposed telecommunications equipment would result in 'less than substantial' harm to the character and appearance of the Kings Cross St Pancras Conservation Area. It is recognised that the proposed scheme would result in better network coverage, and as such, some public benefit would be derived from the scheme. However, in weighing the harm caused as a result of the development against this public benefit, the proposal is considered to be contrary to Section 16 of the NPPF (2019) which seeks to preserve heritage assets.

4.4 The Council does not dispute the public benefit entailed by improving connectivity and indeed welcomes this aspiration; however the harm arising from the prominent visibility of the proposed equipment from within the Kings Cross St Pancras Conservation Area is considered to outweigh this public benefit. It is therefore considered that the heritage constraints of this site prevent the Council from recommending this application for approval.

4.5 The proposal would therefore fail to accord with Policies D1 and D2 of the Camden Local Plan 2017. The development, particularly the central tower mast with antennas, would create overly dominant visual rooftop clutter on a prominent roofscape, causing harm to the character and appearance of the host building, local views and Kings Cross St Pancras Conservation Area.

5.0 Recommendation:

5.1 Prior Approval Required and Prior Approval Refused, on grounds of the proposal's detrimental impact on the character and appearance of the host building in terms of both siting and appearance; its unacceptable location, scale, height and design; and the dominant visual clutter resulting in harmful impact to local views and the wider Kings Cross St Pancras Conservation Area.