

St Mary with All Souls Church, Abbey Road, London, NW6 4SN



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

Photos

1. Aerial view



2. Front view



3. View towards spire of church



4. View from Priory Road





GPS module
location

The site when viewed from Abbey Road looking north west.

Delegated Report		Analysis sheet		Expiry Date:		09/11/2021	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		08/11/2021	
Officer				Application Number(s)			
Jaspreet Chana				2021/3621/P			
Application Address				Drawing Numbers			
St Mary with All Souls Church Abbey Road London NW6 4SN				<i>See draft decision notice</i>			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
The installation of 1 No. antenna located behind replacement Glass Reinforced Plastic (GRP) louvres and replacement of existing 3 antennas, 1 No. GPS module mounted on south east face of tower and ancillary works							
Recommendation:		Grant conditional planning permission					
Application Type:		Full Planning permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Six site notice(s) were displayed near to the site on the 23/09/2021 (consultation end date 17/10/2021). The development was also advertised in the local press on the 23/09/2021 (consultation end date 17/10/2021). Due to receiving additional information the application was re-consulted on again - six site notice(s) were displayed again near to the site on the 15/10/2021 (consultation end date 08/11/2021).			
Adjoining Occupiers:	No. of responses	21	No. of objections	18
Summary of consultation responses:	The following comments were raised by neighbouring properties/local residents: <ul style="list-style-type: none">• Incomplete/misleading application – application does not say which generation mobile technology is being proposed. No information on radio coverage and relative signal strength, or beam shape trajectory. There is no SSSI document. Description only lists one antenna to be installed in the church spire, whereas the proposed drawing shows four antennas, clarification is required.• Visual harm – Replacing the original slate louvre windows with glass reinforced plastic (GRP), is not replacing like for like, as stated within the planning statement, and is inconsistent with the Church being grade II listed within a conservation area. Mounting a GPS module on the south east face of the tower is inconsistent with the church being grade II listed and in a conservation area.• Health and safety – The ICNIRP guidelines declare that 5G is safe for ‘exposure to electromagnetic fields up to 300 GHZ’. Yet they admitted that ‘there is insufficient information on the biological and health effect of EMF exposure of human populations and experimental animals to provide a rigorous basis for establishing safety factors over the whole frequency range and for all frequency modulations.’ Since the INCIRP is owned by telecoms companies it cannot be relied upon. Under ICNIRP guidelines, a ‘5G transmitter might need an exclusion zone of 50m of more from the front of the antenna and also a small area to the rear’ Since the Antenna would be within 50m of the Montessori School and the under fours club. There are four nurseries and two primary schools and one student accommodation in close proximity to the church.• Whilst the NPPF para 116 states that the local planning authorities ‘should not set health safeguards different from the international commission guidelines for public exposure’, Camden Council still has an overriding obligation to safeguard the health of its residents as provided for in section 2B of the national health service act 2006.• The proposed equipment would be incongruous and would fail to preserve or enhance the character and appearance of the Conservation Area.			

- The equipment would have a negative visual impact on the surrounding area.
- Health concerns over the exposure to children and residents from 5G transmitters.
- There is scientific evidence that the prolonged exposure to high frequency radio signals can harm young children and we (Montessori School) therefore object to the planning application on the grounds that our school for children aged under 6 is located within a short distance from the proposed installation site of the 5G mast.
- Avison Young are using wording which is out of date, the planning statement page 9/10 does not match up to the correct NPPF.

Officer response:

Please see sections 3, 4 and 5 below.

In relation to the comment on the out-of-date wording, whilst some old references are included within the documents submitted, Officers have assessed the application against the relevant policies.

All local primary schools were re-sent consultation letters on 04/07/2022 for 14 days consultation by the agents.

An ICNIRP certificate has been submitted with the application to confirm that the emissions are within guidelines and are in fact many times lower and therefore considered to be acceptable.

A comment was received in support of the application stating:

- I am in support of all applications for improvement to mobile networks which are sympathetic to the built environment and surrounds.

Site Description

The application site is St Mary's with All Souls Church located on the corner of Priory Road and Abbey Road. The area is predominantly residential in character comprising of three to four storey town house terraces, two storey mews houses and tower blocks of flats. The Church is Grade II listed and is located within Priory Road Conservation Area.

Relevant History

The planning history for the application site can be summarised as follows:

2020/0991/NEW - pre-app telecoms 2 x new antennas and 1 x GPS module – Withdrawn – 16/03/2020.

2020/1332/P - The installation of 4 No. antennas located behind replacement glass reinforced plastic GRP louvres, 1 No. GPS module mounted on south east face of tower and ancillary works (Amended Plans and Additional Details) WITHDRAWN 08/10/2020

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
- **DM1** Delivery and monitoring

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Digital Infrastructure (2018)

Conservation Statements:

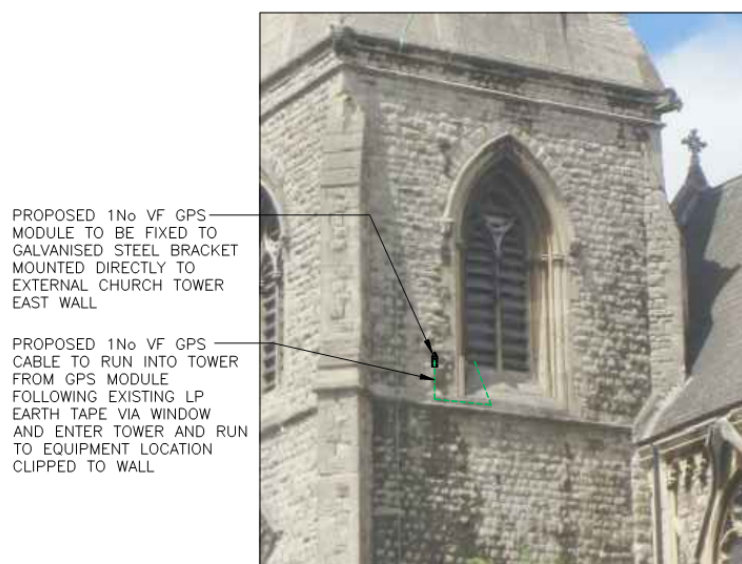
- Priory Road Conservation Area Statement (2000)

Assessment

1. The proposal

- 1.1. Planning permission is sought for: The installation of 1 No. antenna located behind replacement Glass Reinforced Plastic (GRP) louvres and upgrading of existing 3 antennas (would be inside of spire of church), 1 No. GPS module mounted on south east face of tower and ancillary works (new cabinets). The proposals are to accommodate 5G technology.
- 1.2. A previous application was submitted for: The installation of 4 No. antennas located behind replacement glass reinforced plastic GRP louvres, 1 No. GPS module mounted on south east face of tower and ancillary works (Amended Plans and Additional Details), this application was proposing 4 additional antennas on top of the existing 3 which would have taken the total to 7 antennas, this was considered excessive in this location and so the application was withdrawn on 08/10/2020.

(1:50)



VF GPS MODULE LOCATION SOUTH-EAST ELE
(NTS)

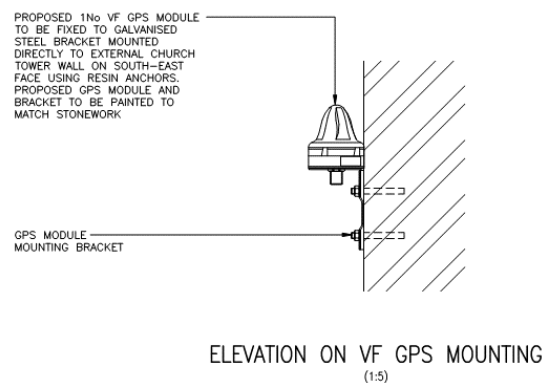


Fig. 1 – Location of 1 No.GPS Module and side elevation.

2. Assessment

- 2.1. The principle considerations material to the determination of this application are as follows:

- Design and Conservation
- Residential Amenity
- Planning balance

3. Design and Conservation

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's

conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

- 3.2. The subject site benefits from ecclesiastical exemption (Listed Buildings and Conservation Areas Order 1994 as amended) therefore listed building consent (under the Planning Listed Buildings and Conservation Act 1990 as amended) has not been applied for and the Local Planning authority will be notified regarding the Faculty Jurisdiction rules 2013 process in due course. This is an upgrade of an existing site with telecoms equipment and antennas therefore other alternative sites have not been considered.
- 3.3. The existing plans indicate that the spire of the church already has 3 antennas and equipment for telecoms within it and the proposal would involve upgrading of the existing 3 antennas and insertion of 1 new antenna on the south east side of the spire behind the original slate louvers, the louvres are to be replaced with Glass Reinforced Plastic (GRP). The antennas would be fixed onto an existing steelwork within the spire as they are existing. Throughout the process of the application, the Conservation Officer raised some concerns with the proposal
- 3.4. Whilst no previous planning records can be found, the proposals only include changing one of the windows within the spire to GRP material within this application. This is due to the other three already being changed to the newer material. Due to the height of the spire, when looking at the existing building, as the colour matches the slate, there is no perceived harm from the newer slates due to the material and colour matching the existing within three windows already.
- 3.5. Within the proposal, it is stated that the original Slate Louvres will be removed, but numbered and stored within the spire itself, so they can be replaced at a future date. Objections have been received in relation to this replacement, however due to the windows being located high up in the Spire, the limited harm from the existing changes to the spire and due to the colour matching, that of the original slate, the proposals are not considered to harm the character and appearance of the host listed building nor the wider conservation area.



Fig. 2. Example of GPR moulded State

- 3.6. The works to replace the 3 existing antennas would all be behind the existing GRP louvres which are not to be amended. Therefore, there would be no visible change to the spire than that of the existing situation.
- 3.7. A new equipment cabinet is proposed to be inserted next the existing cabinet in the spire on an existing mesh floor and steelwork railings. New Voice Frequency (VF) Emergency Radio Service (ERS) boxes are to be added to the existing steelwork within the spire. All these works would be carried out within the spire and no alterations would be had to the external church building. Therefore, these elements of the proposal are considered acceptable.

- 3.8. Given that existing antennas and equipment exists within the spire and some of the GRP louvres have already been replaced with limited impact, it is not considered the proposed antennas or new GRP louvres would have a detrimental impact on the special interest of the listed building.
- 3.9. 1 No. GPS module bracket is proposed to be added to the front of the spire mounted to the bottom of the the louvered window to have a clear line of sight to the sky to receive satellite signal. Given the small scale of the proposed module and it being placed at such height it would not be highly visible within the street scene and would not be considered harmful to the special interest of the listed building.
- 3.10. It is considered that the proposed development would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character of the conservation area.
- 3.11. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 and s .66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.
- 3.12. It is considered that the proposal would cause less than substantial harm to the host property and the character and appearance of the wider conservation area.

4. Residential Amenity

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. This is supported by CPG Amenity.
- 4.2. Several objections were received on the ground of health concerns. The submitted supporting information states that the balance of evidence to date suggests that exposures to radio frequency radiation below National Radiological Protection Board and International Commission on Non-ionising Radiation Protection Guidelines do not cause a general risk to the health of people living near to the base station. The applicant has submitted information that states that the equipment will meet the ICNIRP guidelines. In line with the National Planning Policy Framework the council cannot set health safeguards different from the International Commission guidelines for public exposure, which this site meets and therefore acceptable in environmental health terms.
- 4.3. Chapter 10 of the NPPF states that local planning authorities must determine applications on planning grounds only and does not give scope for the authority to determine health safeguards beyond compliance with ICNIRP guidelines for public exposure. There is no justification for refusing this application on environmental health grounds.
- 4.4. Due to the location of the proposals on the spire of a church, it is considered that the antennas and equipment would not have any adverse impacts on the amenity of residents with regards to privacy, outlook, light, odour or noise.
- 4.5. The proposal is therefore in accordance with policy A1 of the London Borough of Camden Local Plan.

5. Planning balance

- 5.1. Local Plan policy D1 along with chapter 16 of the NPPF, seeks to preserve and enhance heritage assets, and states that the Council will not permit the loss of or substantial harm to a designated heritage asset, including listed buildings and conservation areas, unless it can be demonstrated

that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

- 5.2. The NPPF states that *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*
- 5.3. The assessment outlined in section 3 of the report states that the proposal would result in less than substantial harm to the listed building and the character and appearance of the conservation area. The proposed telecommunications equipment is considered a significant public benefit. The supporting information recognises the high level of mobile use in the UK, and 5G systems would serve to provide additional public benefits through greater bandwidth and connectivity. It is argued that local communities can benefit from the new development through greater connectivity which would bring enhanced social interaction and inclusion, improved local economy and services and greater productivity.
- 5.4. It is noted that 5G has more complex requirements and require taller antennas compared to 2G, 3G and 4G, to avoid signals being interrupted. However in this case an existing base station is being used and the proposed antennas have been well considered being contained within a church spire and not attached onto the church projecting at such height.
- 5.5. Weighing the less than substantial harm caused by the development against the demonstrable public benefit, it is considered on balance that the benefit to the public arising from enhancing the local telecommunication coverage and increased capacity outweighs the less than substantial harm caused to the listed building and the conservation area.
- 5.6. Therefore, on balance the proposed development accords with chapter 16 of the NPPF, which seeks to preserve and enhance heritage assets and the proposal is considered on balance to be acceptable in design terms.

6. Recommendation

- 6.1. Grant conditional 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 3rd October 2022, 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: 2021/3621/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 27 September 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

Avison Young
Norfolk House
7 Norfolk Street
Manchester
M2 1DW

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

St Mary with All Souls Church
Abbey Road
London
NW6 4SN

DECISION

Proposal: The installation of 1 No. antenna located behind replacement Glass Reinforced Plastic (GRP) louvres and upgrading of existing 3 antennas, 1 No. GPS module mounted on south east face of tower and ancillary works

Drawing Nos: 100 Rev A, 200 Rev A, 201 Rev A, 300 Rev A, 301 Rev A, 302 Rev A, 303 Rev A, 304 Rev A, 305 Rev A, 306 Rev A, 307 Rev A, 308 Rev A, 400 Rev A, 401 Rev A, 402 Rev A, 403 Rev A, 404 Rev A, 405 Rev A, 601 Rev A, 602 Rev A, 612 Rev A, Planning Heritage Design and Access Statement, Clarification of the Declaration of ICNIRP Compliance, Cornerstone Community Information Sheet, Cornerstone Community Information Sheet, Allaying health concerns regarding 5G and exposure to radio waves, Cornerstone Community Information Sheet.

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: 100 Rev A, 200 Rev A, 201 Rev A, 300 Rev A, 301 Rev A, 302 Rev A, 303 Rev A, 304 Rev A, 305 Rev A, 306 Rev A, 307 Rev A, 308 Rev A, 400 Rev A, 401 Rev A, 402 Rev A, 403 Rev A, 404 Rev A, 405 Rev A, 601 Rev A, 602 Rev A, 612 Rev A, Planning Heritage Design and Access Statement, Clarification of the Declaration of ICNIRP Compliance, Cornerstone Community Information Sheet, Cornerstone Community Information Sheet, Allaying health concerns regarding 5G and exposure to radio waves, Cornerstone Community Information Sheet.

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

- 3 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The colour of the proposed antennas and equipment hereby approved shall match as closely as possible the background, or the part of the building to which it is attached. All supporting mounts, poles or structures shall be designed to be as unobtrusive as possible, and should be painted the same colour as the antennas.

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.

- 5 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.

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 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, 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.

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

DRAFT

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

DECISION