

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2022/2402

Ward: White Hart Lane

Date received: 23/08/2022

Drawing number of plans: HGY20803_HGY192_88037_N1122_GA_REV_A (A), 001, 002, 215, 265; HGY20803_HGY192_88037_N1127_ICNIRP FORM; 5G Health and Network-Briefing- Copy; GOV_Statement (Collaborating for digital connectivity - 7 March 2019; HGY20803 Street works_Developer Notice served on Highways Authority - 22.08.2022; HGY20803 SSSI and Planning Statement 22.08.22.

Address: Outside 550 White Hart Lane N17 7RQ

Proposal: Proposed 5G 18m telecoms installation: H3G street pole and additional equipment cabinets.(Prior Approval: Development for electronic communications network application).

Applicant: Mr Cameron Wilson, CK Hutchison Networks (UK) Ltd.

Ownership: Private

Officer contact: Kwaku Bossman-Gyamera

2. SUMMARY OF RECOMMENDATION

PRIOR APPROVAL IS REQUIRED AND REFUSED

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 This is a prior notification application for installation of a proposed 5G 18m telecommunications base station consisting of H3G street pole and additional equipment cabinets. The overall height of the mast with antennae/apertures would be 18m high. The monopole would be a steel structure and headframe with a grey finish. The antennae/apertures would be made of composite materials and electrical components.
- 3.2 The largest of the ancillary cabinets would measure 1.9 wide by 0.63m depth by 1.73m high. The second cabinet measures 0.53m wide, 0.53m in depth and 1.53m in height. The smallest of the ancillary cabinets would measure 0.70m depth by 0.70m wide 1.53m high respectively. The cabinets would be constructed of steel and would have a green finish. They would contain doors which would open towards onto the green verge.

Site and Surroundings

- 3.3 The application site consists of a strip of grassed highway verge situated behind the public highway footway and carriageway, on the northern side of White Hart Lane close to the entrance way to Screwfix Warehouse directly opposite Haringey Borough Football Club. The immediate area is generally industrial in character, although residential properties are located appropriately 50-200 metres to the east (new residential blocks of flats). The site is just outside of designated Locally Significant Industrial Site (LSIS).
- 3.4 The application site is not located Conservation Area. It does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

- 3.5 The most recent planning history in relation to the site is as follows.

HGY/2021/2455 – Prior Approval Required and Granted 30/09/2021 – Installation of a telecommunications base station consisting of a 20m monopole supporting 6 no. antenna, 2 no 300mm dishes, 1 no Yorkshire EUL cabinet together with ancillary development thereto.(Prior notification: Development by telecoms operators).

4. CONSULTATION RESPONSE

- 4.1 The responses below were received following consultation on the application:

Internal:

- 1) LBH Transportation Team: no comment

5. LOCAL REPRESENTATIONS

- 5.1 The application has been publicised by way of 83 letters. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 22

Objecting: 22

Supporting: 0

- 5.2 The following issues were raised in representations that are material to the determination of the application are summarised and are addressed in the next section of this report:

- Objections received on the grounds that the proposed 5G mast will be a major eye sore and impact the view from the neighbouring balconies of the new development next door.
- Ample coverage in the area for passer – by and residents have Wi-Fi – this is not needed and will obstruct the views of multiple balconies and residents where 500 properties were purchased less than 2 years ago;

- Proposed location is unacceptable, close to major housing complex;
- Potentially health harming 5G signals so close to our living spaces, De-value properties prices and overshadow the apartments;
- Proposal is inappropriately located in front of White Hart Works, where there is already an approved telecoms installation including a 20m street pole – additional pole is unacceptable and should seek opportunity for sharing facilities in close proximity;
- Disruption of the character and appearance of the area including in escaping dominant and unpleasant encroaching street scene, road and traffic safety, outdated and misleading information, health hazard, improper antennae sitting community consultation;

5.3 Health implication - :The application was accompanied by the required ICNIRP Certificate, which satisfied the requirements as laid down by the NPPF. Health considerations and public concern, including perceived fear of health risks can in principle be considerations in determining applications for planning permission. However, it is for the decision maker (generally the local planning authority) to determine the weight to be afforded to such considerations in any particular case. In the Government's view, if the development meets the ICNIRP guideline for public exposure, it should not be necessary for a local planning authority, in processing planning application, to further consider health aspects and concerns. The applicant, in this case, has confirmed that the proposed installation would comply with the relevant ICNIRP guidelines and a Certificate has been provided to this affect.

6 MATERIAL PLANNING CONSIDERATIONS

Principle of development

- 6.1 The proposal is permitted development under Class A, Part 16 of the General Permitted Development Order (as amended) and does not therefore require planning permission.
- 6.2 The 56-day notification procedure requires the Local Planning Authority to determine (a) whether prior approval of the siting and appearance of the proposed development is required and, if so, (b) to notify the applicant giving or refusing such approval. Therefore, the principal issues in this case are considered to be:
- 1) Whether prior approval of siting and appearance is required; and, if so
 - 2) Whether the details of the siting and appearance are acceptable, having regards to the relevant development plan policies and the National Planning Policy Framework (NPPF) relate to the installation of telecommunications equipment.

- 6.3 Within the general policy framework of facilitating the growth of new and existing telecommunications systems, Paragraphs 113 of NPPF advises that the use of existing masts, buildings and other structure for new electronic communications capability (including wireless) should be encouraged. Where new sites are required for installation – the need for a new site should be justified and equipment should be sympathetically designed and camouflaged where appropriate.
- 6.4 The application was accompanied by the required ICNIRP Certificate, which satisfied the requirements as laid down by the NPPF.

Siting and appearance

- 6.5 In relation to Telecommunications Equipment Policy DM3(d) sets out that proposals for the installation of telecommunications equipment will be permitted where:
- a. It is demonstrated the equipment is limited to the minimum operational equipment, which should include any future-proofing requirements to accommodate anticipated improvements in infrastructure;
 - b. Opportunities for sharing facilities, such as masts, cabinet boxes and satellite dishes, and erecting antennae on existing buildings or other structures has been fully explored and taken advantage of;
 - c. There is no significant adverse impact on the visual amenity of neighbouring occupiers;
 - d. There is no adverse effect on the external appearance of the building, street scene, or spaces in which they are located;
 - e. The size of any equipment visible from the street is minimised (including satellite dishes, other domestic equipment and any supporting structures);
 - f. They are located discretely and do not detract from the special character and appearance of heritage assets or conservation area (see Policy DM9);
 - g. They are appropriately designed, coloured and landscaped. For dishes, this may include installing a mesh or transparent structure;
 - h. A minimum residual footway width on main pedestrian roads is preserved, in line with the Manual for Streets.”
- 6.6 The applicant has set out in their supporting statement that full consideration has been given to alternative sites and other existing masts in the vicinity. But have discounted due to unsuitable pavements and visibility splay issues. The location of this application is almost identical to the rejected site D2, just on the west site of the building. However, the proposal would enable the provision of enhanced 5G coverage to the surrounding area.

- 6.7 The application seeks prior approval of the proposed 5G telecoms installation comprising an 18m H3G street pole and additional equipment cabinets in respect of the siting and appearance.
- 6.8 The application site is in front of unit 6 White Hart Works. Along the same frontage of White Hart Works in front of Unit (Currently occupied by Selco), the Local Planning Authority has issued prior approval for the proposed 20m high telecoms street pole with associated equipment and cabinets in 2021 under planning application Ref: HGY/2021/2455).
- 6.9 The proposed installation is considered to be inappropriately located in front of White Hart Works, where there is already an approved telecoms installation including 20m street pole. The previously approved 20m street pole and the proposed 18m street pole are taller than the buildings within White Hart Works, located in close proximity of each other in front of White Hart Works and would therefore be dominant features of the streetscene. As such, the cumulatively, the proposed telecoms installation would have an adverse impact on the visual amenity of the area and the streetscene.
- 6.10 The application has drawn attention to the support for the delivery of high quality networks that is afforded by the NPPF Framework, other government documents and the development plan, and to the significant social and economic benefits that would arise. According to the general policy framework of facilitating the growth of new and existing telecommunications systems, Paragraphs 113 of the NPPF, the use of existing mast, building and other structure for new electronic communication capability (including wireless) should be encouraged.
- 6.11 Although the application has referred to an assessment of alternative sites having been undertaken and considers that there are no alternative sites that the proposed installation could be located on. The Local Planning Authority have not been provided with convincing evidence to demonstrate whether or not there are alternative site available in the wider locality on which the proposed installation could be located and on which it would have a lesser impact. Given the significant difference in the form and impact of the approved and proposed installations it is both reasonable and necessary for a more comprehensive assessment of alternative locations to have been provided. Without such an assessment, it is not possible to offer substantial weight in favour of the proposed installation.
- 6.12 The Application does not satisfy Policy DM3 of the adopted Development Management DPD, as it does not demonstrate the following requirements under criterion D:
- Opportunities for sharing facilities in close proximity to be fully explored and taken advantage of;
 - There is no significant adverse impact on the visual amenity of neighbouring occupiers; and
 - There is no adverse effect on the streetscene or spaces.

- 6.13 The application site is fairly exposed and is therefore highly visible when viewed from new habitable room's windows of the new residential development adjacent and the immediate street scene, as well as the surrounding area. The proposed 18m high telecommunications mast would appear as a prominent feature on this section of White Hart Lane would have a detrimental impact on the character and appearance of the street scene. In addition, due to the open nature and high visibility of the site, the proposed telecommunications installation would appear as an incongruous addition on the edge of the Highway, and as such it will visually dominate the space and the equipment will introduce urban clutter to an otherwise attractive public footpath.
- 6.14 The 18m high monopole would rise way above the roof lines of the nearby White Hart Works along White Hart Lane and way above the canopies of street trees adjoining. Additionally, any visual mitigation offered by nearby vegetation will be significantly reduced once trees have dropped their leaves in winter. No attempt is considered to have been made to conceal the structure in any meaningful way and the structure would be visible from a wide area. Due to its height, shape, position close to the new residential apartments, the monopole would dominate the vertical emphasis in the particular spot, the adjacent street furniture would do little to soften the impact when viewed at some distance along White Hart Lane or close up.
- 6.15 The height of the mast at 18m makes it readily visible and overbearing from residential windows and balconies of the surrounding properties. This provides for visual intrusiveness since, the proposed mast and its appendages are most dominant and disharmonious focal point for distraction from the residential properties contrary to the thrust of the council's adopted policy DM3 of the Development Management DPD.
- 6.16 It is considered that the proposed installation would have an unacceptable visual impact on the street scene. Its excessive height, bulk and design in this location would be clearly visible and the mast would appear as an incongruous addition within the surrounding area. Alternative, site should be thoroughly investigated before a street works installation of this scale proposed in this location can be considered.
- 6.17 Whilst the benefits of providing improved infrastructure for the telecommunications network have been taken into account and acknowledged, they are not considered to outweigh the visual harm that of this proposal would cause to the character and appearance of the area, residents of the new development and the street scene. Given all the above, the proposal would significantly harm the character and appearance of the area and is contrary to relevant policies the Local Plan (2017) and advice contained in the NPPF.

Conclusion

- 6.18 The proposal development is considered not acceptable, by reason of its siting, appearance, size, scale and prominent location, would be visually intrusive to the new residential development adjacent, resulting in an incongruous and obtrusive form of development, adding to street clutter in the area and would appear out of keeping with the character of the surrounding street scene and would have a detrimental impact on local visual amenity and on the character and appearance of the Area. The proposal would therefore be contrary to adopted Policies DM1 and DM3 of the Development Management, Development Plan Document (2017), and Policy SP11 of the Haringey Local Plan (2017) and as such prior approval is required and refused.

7. RECOMMENDATION

PRIOR APPROVAL IS REQUIRED AND REFUSED

1. The proposed installation by reason of its siting, appearance, size, scale and prominent location, would be visually intrusive to the new residential development adjacent, resulting in an incongruous and obtrusive form of development, adding to street clutter in the area and would appear out of keeping with the character of the surrounding street scene and would have a detrimental impact on local visual amenity and on the character and appearance of the Area. The proposal would therefore be contrary to adopted Policies DM1 and DM3 of the Development Management, Development Plan Document (2017), and Policy SP11 of the Haringey Local Plan (2017) and as such Policy HC1 of the adopted London Plan 2021 and as such prior approval is required and refused.