

Officer's Report

Application Number	HGY/2022/3221
Type	Full planning permission
Location	Telephone Exchange, Grand Avenue, London, N10 3AY
Proposal	Addition of 3no. antennas on new climbable tripods and installation of ancillary apparatus.
Case Officer	James Mead
Valid Date	14/10/2022
Applicant	Thomas Gallivan
Agent	Thomas Gallivan

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANTED WITH CONDITIONS.

2. CONSULTATION RESPONSE

- LBH Conservation Officer: No objection. The proposals are not considered to be harmful to heritage assets.

3. REPRESENTATIONS

3.1 0 representations were received in response to notification and publicity of the application.

4. REASONS FOR GRANTING PERMISSION

4.1 The application site is occupied by a two storey, detached Telephone Exchange building, which appears to date from the 1930s. This building is situated on the southern side of Grand Avenue and towards the eastern end of this road. The immediate setting is generally residential in character, being predominantly made up of terraced properties. Although, it is noted that commercial uses within the Muswell Hill District Town Centre are located a short distance to the north-east. The site is within the Muswell Hill Conservation Area (CA) and the Appraisal covering this area does not identify the Telephone Exchange building as one that makes a positive architectural or historic contribution to the CA. Instead, this building is considered to make a neutral contribution to the character of the CA.

4.2 The planning history of the site has been taken into account when coming to this decision.

- HGY/2021/0893: Removal of 3 no. antennas and installation of 3 no. antennas and supporting steelwork and associated apparatus and ancillary works. Granted with conditions.
- HGY/2019/1493: Prior notification: Development by telecoms operators for: installation 1No. CSC Cabinet to be placed on an existing concrete plinth. In addition the installation of 12No. ERS units will be mounted on proposed free standing frames, 3 No. antennas to be installed on existing steel work at a height of 14.9m & 13.7m, to replace 3No. antennas be removed from a height of 14.9m & 13.7m. Additional ancillary works including cabling and cable trays. Granted with conditions.
- HGY/2016/2518: Prior notification for the installation of replacement antennas, the removal of one equipment cabinet, the installation of two equipment cabinets and ancillary development. Granted with conditions.
- HGY/2009/1528: Installation of new green coloured cabinet 1600mm, (height) x 1200 (width) x 450mm (depth). Granted with conditions.
- HGY/2008/0406: Installation of louvres to existing windows. Granted with conditions.
- HGY/2004/2088: Installation of 6 reduced height antennas within two brickwork effect imitation chimneys plus 3 equipment cabinets painted to match brickwork and ancillary apparatus. Granted with conditions.
- HGY/2002/0585: The erection of 3 antennae on tripods 2 x 300 mm, 1 x 600mm transmission dishes and an equipment cabin on roof and the erection of an equipment cabin at ground floor. Refused.
- HGY/2001/0976: Installation of 'louvre vents' at first floor level in side/rear elevations to serve internal air handling units. Granted with conditions.
- HGY/2001/0625: Erection of an equipment cabin, six dual polar antennas and a line of sight dish. Granted with conditions.
- HGY/1999/0930: Installation of three cross polar panel antenna equipment cabin and associated alteration. Granted with conditions.

4.3 This application proposes the installation of 3no. new antennas on climbable tripods, together with associated ancillary apparatus. This new equipment would be installed on the southern side of the roof the building. The installation of equipment in similar locations was previously approved under reference: HGY/2021/0893.

4.4 The submitted Planning Statement explains that the new equipment would enable the site to become a 5G mobile base station, facilitating 5G coverage in the area. This increased 5G coverage is endorsed by Section 10 of the NPPF, which notes that support should be given to the expansion of electronic communications network, including next generation mobile technology (such as 5G). Furthermore, London Plan Policy SI6 supports the effective use of rooftops to accommodate well-designed and suitably located mobile digital infrastructure. DPD Policy DM54 also encourages the development of advanced, high-quality communications infrastructure to support economic growth and more accessible/inclusive communities. Therefore, it is clear that this upgrade in communications infrastructure is supported in principle by both national and local policy.

4.5 DPD Policy DM3 specifically refers to telecommunications equipment noting that such development will only be permitted where:

- (a) It is demonstrated that the equipment is limited to the minimum operational requirement, 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;
- (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 areas;
- (g) They are appropriately designed, coloured and landscaped; and
- (h) A minimum residual footway width on main pedestrian roads is preserved.

4.6 The Planning Statement notes that this new base station is required as part of the national 5G mobile communications network and is necessary to extend/improve mobile connectivity to the local area. Noting this, there is no reason to question whether the requirement or need for this equipment, and as such the proposal would not be contrary to DPD Policy DM3(a). The antennae would be added to an existing building, as supported by DPD Policy DM3(b). Consequently, there is no objection on this basis.

4.7 In terms of design considerations, the Telephone Exchange is not considered to be of notable aesthetic value, and therefore the proposed installation would not physically impact a building of particular architectural quality. While the additions would extend above the roof of the existing building, the lightweight construction of these new features would ensure that antennas would not appear excessively bulky. The increase presence of equipment along the rear of the building is also noted, however again the lightweight construction of the antennas would ensure that the appearance of the Telephone Exchange would not become inappropriately cluttered. The siting of the antennas to the southern side of the roof means that the additions would not be highly visible from Grand Avenue. There may be some glimpses possible of the new equipment from Muswell Hill Road (B550). However, the distance between the installation and Muswell Hill Road would ensure that the new antennas would not appear dominant in views from this route. The proposal would be of acceptable design, with the character and appearance of the host building, the surrounding area and the CA not harmed. The special interest and historic significance of the CA would be preserved.

4.8 The new equipment would not be of such scale or bulk to result in material: loss of light, overshadowing, harm to outlook or overbearing impacts. As such, the amenity and living conditions of neighbouring properties (10 Grand Avenue, Berridale, Spring Cottage and 99 - 101 Muswell Hill Road) would be protected.

4.9 Overall, the proposed development is in general accordance with Policies DM1, DM3, DM9 & DM54 of the Development Management, Development Plan Document 2017, and Policies SP11 & SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

4.10 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

5. RECOMMENDATION

GRANT PERMISSION subject to condition(s):

Conditions:

- 1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

- 2 The approved plans comprise drawing nos: 166663-00-004-ML005 Rev 5, 166663-22-000-MD022 Rev B, 166663-22-002-MD022 Rev B, 166663-22-003-MD022 Rev A, 166663-22-130-MD022 Rev B, 166663-22-180-MD022 Rev B and 166663-22-181-MD022 Rev A. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 3 In the event of the equipment hereby approved no longer being required for telecommunications purposes, the equipment shall be removed within two months of its use ceasing and the building shall be reinstated to its previous condition.

Reason: In order to avoid the proliferation of unnecessary equipment and in the interests of amenity, in accordance with Policy DM3 of the Development Management DPD (2017).

Informatives:

- The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.
- The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.
- In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our preapplication advice

service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.