

Officer's Report

Application Number	HGY/2022/4220
Type	Full planning permission
Location	Video Court, Mount View Road, London N4 4SJ
Proposal	Proposed rooftop upgrade to the existing telecommunications installation, including the removal of three existing antennas and replacement with 6 new antennas, the removal of nine existing RRU's (remote radio units) and replacement with fifteen new RRU's and the installation of two. 300 0 Dishes, and associated ancillary works.
Case Officer	Kwaku Bossman-Gyamera
Valid Date	24/11/2022
Applicant	Cornerstone
Agent	Sam Wismayer

RECOMMENDATION

Approve with Conditions

1. PROPOSAL

Replacement telecoms equipment.

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is a full planning application, which seeks to upgrade the existing site which primarily involve swapping existing equipment and replacing this with new apparatus.

3.2 Proposal would involves the removal and replacement of existing 3No. Antennas with proposed 6No. Antennas and 9No. RRU's with 15No. RRU's. Proposed installation of 2No. 300~~0~~ Dishes. Existing equipment's on raised equipment grillage to be refreshed internally and associated ancillary works.

Site and Surroundings

3.3 The proposed site for the telecommunications equipment is on the rooftop of Video Court - Mount View Road, Stroud Green. The host building is 17.58 metres to the main roof height with the top of the plant-room being 20.30 metres. The building is ready host to significant number of telecommunication equipment and pole mounted aerials which is located around the plant-room in the centre of the roof. The building is stand - alone tower block, located in a residential area, the surrounding properties range in height from 2-7 stories.

3.4 The site lies within the Stroud Green Conservation Area area and does not fall within the curtilage of a listed building. However, all the surrounding buildings are listed.

Relevant Planning and Enforcement history

- HGY/2022/0150 – Permitted Development 27/1/2022 - Formal notification in writing of 28 days-notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended)
Description of Development: the proposed upgrade of an existing telecommunications base station consisting of the relocation of 1 no antenna, antenna is to be raised by 1.6m with ancillary development thereto on the rooftop of Video Court for enhanced service provision. Top height of masts is 25.5m AGL, length of pole mount masts taken by themselves is 5.2m AGL.
- HGY/2021/3440 – Permitted Development 15/12/2021 - Formal notification in writing of 28 days-notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended)
Description of Development: the proposed upgrade of an existing base station consisting of the relocation of 1 no antenna (raised by 1.6m on antenna support pole attached to existing central support pole) together with ancillary development thereto
- HGY/2018/3738 – Approved 30/01/2019 - Proposed replacement of 3No. existing antennas with 3No. new antennas; the installation of 1No. new equipment cabinet and development ancillary thereto.
- HGY/2017/0601 – Approved 29/03/2017 - Installation of 3no. antennas and 3no. 300mm diameter transmission dishes mounted on freestanding frames with support poles. 1no. equipment cabinet set on freestanding plinth and ancillary works.

3.5 There is no enforcement planning history in relation to the site.

4. CONSULTATION RESPONSE

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

Internal:

- 1) LBH Conservation Officer: no comments
- 2) LBH Transportation Team: There are no transport objection regarding this rooftop application.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 45 letters. No representations received from neighbours, local groups, in response to notification and publicity of the application.

6. MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance
3. Impact on the character and appearance of the conservation area;
4. Impact on neighbouring amenity;

Principle of development

6.2 The proposed mast would help in delivery of 5G technology and enhanced communication, supporting the expansion of electronic communications networks. This is fully in accordance with the NPPF and London Plan.

Design and appearance

6.3 London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D4 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

6.4 Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

6.5 The proposed development would be sited on rooftop of this building and the antennas would be supported on pole mounted on the walls of the face of brick wall projection above the roofline.

6.6 Video Court is highly visible from significant part of the Stroud Green Conservation Area, in particular, from within Mount View Road. The proposed angled antennae on the supporting poles on the corners of the building would not have any adverse impact on the character of the locality. Although the new antennas will no higher than the existing and will be sited on new supporting frames on the roof with the associated equipment being located within the rooftop.

6.7 The new antennas, by virtue of being located at the roof level means that proposed scale and siting of the telecommunication equipment would have limited visual impact. Whilst it is acknowledged that the proposed equipment will project above the roofline and be seen near the edge of the building, however given their position at height above street level, it is considered that their visual impact and presence are likely to go unnoticed when seen at distance and in perspective.

6.8 The size of the proposed cabinets will be similar to those already in situ and hidden from public view by parapet wall and painted to blend with colour of existing units. As such, the proposal would not be considered to affect the residential amenities of neighbouring properties.

6.9 The proposed development would represent a typical form of telecommunication development on a building which has a number of antennae on the top in the same position. Given the scale of the building and limited visual impact on views of it, it is not considered that there is any objection to the proposal. Similarly, the proposal is not considered to have any significant impact upon the setting of the conservation area.

6.10 The equipment cabinet would be of standard construction and would be screened to an extent by the proposed dishes/parapet wall.

Impact on the character and appearance of the conservation area

6.11 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

6.12 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

6.13 The proposed siting of the telecommunication antennas and equipment are considered acceptable bearing in mind the current context, and as such the visual amenity and character of the conservation area will be maintained.

Impact on neighbouring

6.14 London Plan Policy D4 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

6.15 DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours.

6.16 In terms of visual amenity, the proposal would have limited additional impact when viewed in the context of the existing building and installations, and would have an acceptable impact to the visual amenities of the nearby occupiers.

Health Risks

6.17 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 therefore it is not necessary for to consider health aspects and concerns.

Conclusion

6.18 The location of the proposed apparatus will have no effect on amenity in terms of visual impact and as such, the proposal will not compromise the wider policy objective relating to the protection of amenity.

6.19 Though it is recognised that changes to a telecommunications site will to a degree be recognisable in any given environment, the visibility of equipment does not automatically lead to detrimental harm as each site must be assessed on its own merits and balanced against the public benefits to be provided in accordance with Paragraph 196 (NPPF). In this respect significant weight should be given to improving existing 5G coverage and technologies in recognition of the governments support for this form of development. The application site is an established feature of this urban street scene where telecommunications equipment is commonly found which sets precedence at this location, and thus is further evidenced by the presence of other licensed operators.

6.20 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. RECOMMENDATION

GRANTED PERMISSION

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 development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

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