



Officer Report

Application Number:	HGY/2026/0186
Application Type:	Full planning permission
Address:	Video Court, Mount View Road, London, N4 4SJ
Proposal:	Relocation of 2 existing antennas, removal of 3 antennas, installation of 6 new antennas and upgrade of 1 existing cabinet, and ancillary development thereto.
Case Officer:	Mark Chan
Valid Date:	04/02/2026
Applicant:	Cornerstone
Agent:	Mrs Rachel Gormley

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the relocation of 2 existing antennas, removal of 3 antennas, installation of 6 new antennas and upgrade of 1 existing cabinet at roof level of a residential block and ancillary development thereto.

Site and Surroundings

This application site is a detached, seven-storey residential block of flats known as Video Court located on the southern side of Mount View Road. The top of the host building is 20.3m and the top of the tallest existing antennas installed on the rooftop is 23.6m above ground level (AGL). The surrounding area is residential, with a four-storey block of flats to the east and a row of terrace properties to the north. The host building has at least 3 existing telecommunication antennas and 2 existing support poles on its roof. The site lies in the Stroud Green Conservation Area (CA), but the host building is not listed.

Relevant Planning and Enforcement history

PRE/2025/0367 – The proposed upgrade of an existing telecommunications base station installation comprising the relocation of 2 no existing antennas, the removal of 3 no antennas and the installation of 6 no new antennas. Together with the upgrade of 1 no existing cabinet, and ancillary development thereto. Top height of structure remaining at 23.60m AGL. Pre-application advice issued 09/01/2026.

HGY/2025/3187 – 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 comprising the relocation of 2 no existing antennas, the removal

of 3 no antennas and the installation of 6 no new antennas. Together with a refreshment of 1 no existing cabinet, and ancillary development thereto. Top height of structure remaining at 23.60m AGL. Permitted development 19/11/2025.

HGY/2023/3248 – 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). The proposal is for an upgrade to the existing rooftop telecommunications equipment. The existing 6No. RRU's are to be removed and replaced with proposed 6No. RRU's (2No. per sector.) The existing cabin to be refreshed internally and associated ancillary works. Existing 1No. Antenna to be relocated. Permitted development 05/12/2023.

HGY/2022/4220 – 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. 300w dishes and associated ancillary works. Approved 19/01/2023.

2. CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

1) LBH Conservation Officer: Whilst the telecoms on the roof are a negative feature of this part of the Conservation area, the proposed additional and altered aerials are on the existing arrays would not substantively increase the existing negative contribution. However, the existing plans do not reflect what site visit photography has shown of the existing situation, including hedging along the path/driveway which currently helps screen the cabinetry. The elevations and site plan should be amended to reflect the existing situation and the extent of hedging and soft landscaping should be maintained or replaced following the installation as part of the works and ideally annotated on the plans to ensure this.

3. LOCAL REPRESENTATIONS

The application has been publicised by way of a press notice and a site notice displayed in the vicinity of the site. One objection was received from neighbours, local groups, etc. in response to notification and publicity of the application. The reasons of objection are summarised as follows:

- Health and safety – overload of interference
- Danger to roof structure and support

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of the development
2. Impact on the character and appearance of the conservation area/visual amenity
3. Health risks
4. Impact on neighbouring amenity

Principle of the development

Paragraph 119 of the NPPF (2024) states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Equally, public benefits associated with such proposal are outlined as a material consideration. This is equally reflected in

Local Plan Policy DM54, which promotes the development of high-quality communications infrastructure subject to complying with design criteria outlined in Policy DM3.

Policy DM3 outlines that proposals for the installation of telecommunications equipment are supported subject to design criteria to avoid adverse effects on the external appearance of the building, street scene, spaces in which they are located and heritage assets, including conservation areas.

The proposed development would upgrade the existing installation at this location to provide enhanced 4G coverage and capacity, as well as new 5G coverage, ensuring that this area of Haringey has access to the latest technologies. This is fully in accordance with the NPPF and London Plan.

Design and impact on the character and appearance of the conservation area/visual amenity

Paragraph 212 of the NPPF (2024) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 215 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.

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.

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.

DPD Policy DM9 requires alterations and extensions to existing buildings in conservation areas to complement the architectural style, scale, proportions, materials and details of the host building and not appear overbearing or intrusive. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. London Plan (2021) Policy HC1 is consistent with the above policy approach.

The proposed development would be sited on the rooftop of the host building, and the antennas would be supported on poles mounted on the walls of the face of brick wall projection above the roofline.

Video Court is highly visible from significant part of the Stroud Green Conservation Area, in particular, from within Mount View Road. The relocated and new antennas would be mounted on existing or new supporting poles fixed to the existing steelwork at one of the three corners of the host building and would not have adversely impact on the character of the locality. The new

antennas would be no higher than the existing (maximum height at 23.6m AGL). Ancillary development includes replacing 5 RRUs with 4 new RRUs mounted on existing bracket and rail at each corner, refreshing the existing raised equipment grillage on the lift motor room roof at roof level and the upgrade of the existing meter cabinet at the northern corner of the host building at ground level.

The new and relocated 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 would project above the roofline and can be seen near the edge of the host building, given their positions at significant 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.

Whilst the Conservation Officer has mentioned that the existing plans do not reflect fully what site visit photography has shown of the existing situation, including hedging along the path/driveway which currently helps screen the cabinetry, this is considered to be minor discrepancies in the preparation of the submitted drawings and would not directly affect the proposed development since most of the proposed works are at the roof level of the host building. The current proposal does not include any works or alterations to the hedging/soft landscaping on the ground level of the site with the only ground level work proposed being the upgrade of the existing ground level meter cabinet which involves the installation of a small 1.5m (H) x 1.2m (W) x 0.5m (D) cabinet for replacing existing EMC with new GFMC in situ for additional BB space for SPD isolator.

The size of the new ground level cabinet would be relatively small and similar to those already on site. It would be screened by the existing hedges on the northern side of the building and significantly set back from the street. As such, the proposal is not considered to affect the residential amenities of neighbouring properties.

The proposed development would represent a typical form of telecommunication development on a building which has several existing antennae and other telecommunication equipment on the rooftop at the same position. Given the scale of the host building and limited visual impact on views of it, it is not considered to have any material impact upon the setting of the conservation area.

Health risks

In terms of health risks Paragraph 123 of the NPPF (2024) states that local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.

The applicant has supplied a declaration of conformity with International Commission on Non-Ionizing Radiation (ICNIRP) public exposure guidelines, confirming the proposed installation would be in full compliance. Therefore, the proposal would be acceptable in this regard and the LPA would not be able to refuse permission on such a ground.

Impact on neighbouring amenity

London Plan (2021) Policy D3 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. Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours.

The proposed development, by reason of its location, size and nature would not be sufficient to detrimentally affect the amenity of occupiers within this building or neighbouring buildings. The same view is reached regarding noise/vibration/general disturbance from the operation of the equipment. The proposal is acceptable on amenity grounds. As noted above, the proposal would conform with ICNIRP guidelines and as such, it is not considered to have material impact on health.

Other considerations

Concerns have been raised about the proposed development may damage the roof of the host building. Whilst the Officer does not think the net increase of 3 antennas mounted on support poles and fixed to steelwork frames would cause structural damage to the roof of the host building, this is a building regulation issue, and the applicant is reminded to be in full compliance with building regulations in relation to the proposed works.

Conclusion

The proposal is acceptable in principle, would preserve or enhance the conservation area, conforms to ICNIRP guidelines, and would not harm residential amenity.

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

5. CIL APPLICABLE

N/A

6. RECOMMENDATION

GRANT PERMISSION subject to conditions.

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 completed in accordance with the approved plans and drawings listed below except where conditions to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved Drawings and Documents:
Cornerstone - Local Authority Engagement Brochure - Sept 2020 (002).pdf
Matt Warman MP Letter to LPA Chiefs 2021.pdf
CS_13776128 Developers Notice Letter Video Court and POD.pdf
Health summary v20.pdf

Keir Starmer in The Times - We will launch a golden era of building.pdf
gsma 5G EMF briefing web 05 20.pdf
HM Government Ofcom 5G Guide.pdf
5G Services v10.pdf
Radio Planning and Propagation V6.pdf
Online-nation-2022-report.pdf
Mobile UK Digital Inclusion report.pdf
EMF Guidelines v20.pdf
MobileUK 5G Local Authority Toolkit.pdf
Health and Mobile Phone Base Stations Doc V.4.pdf
MobileUK Health Fact Sheet V1.pdf
General Background Information for Telecommunications Development - England -
March 2025.pdf
Planning for telecommunications v8.pdf
Coverage and Capacity v13.pdf
CS_13776128 Planning Drawings Rev 2C.pdf
Matt Warman MP letter on 5G broadband.pdf
CS_13776128 Developers Notice Letter Pentacom and POD.pdf
How it works v12.pdf
Upgrades and height increases v11.pdf
Digital Public Benefit Brochure updated.pdf
allaying health concerns regarding 5g.pdf
CS_13776128 Video Court SSSI.pdf
CS_13776128 ICNIRP Declaration with Clarification Letter V.6.pdf
CS_13776128 Merged Pre Cons Letters.pdf
DCMS MHCLG Collaborating for Digital Connectivity Letter.pdf
CS_13776128 Cornerstone Full Planning Application Letter (England) V.5.pdf
DSIT Minister of State letter to Leaders Nov 2024.pdf
CS_13776128 FP Notice Certificate.pdf

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

Informatives:

INFORMATIVE: Hours of Construction Work

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.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.