



ISLINGTON

Planning Service
Public Protection Division
Environment and Regeneration
Department
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PLANNING SUB- COMMITTEE A		AGENDA ITEM NO:	B6
Date:	18 October 2011		

Application number	P111738
Application type	Full Planning
Site Address:	Davina House, 137 Goswell Road, EC1V 7ET
Proposal	The installation of 3 no. antennas, 3 no. 600mm dish antennas and 2 no. equipment cabinets to the rooftop of davina House for the provision of 4G coverage

RECOMMENDATION

That the Committee resolve to **GRANT** planning permission as set out in Appendix 1.

INTRODUCTION

Site

1. The site is located on the junction of Percival Street and Goswell Road, and is a part 5 and part 6 storey purpose built commercial block which is likely to date from the Edwardian period. The property is distinguished by its red brickwork, white washed neo Georgian windows and white decorative stonework, including lintels, eaves and fascia level.
2. Telecommunications antennae, radio equipment cabinets already exist at roof level of the subject building.

Surroundings

3. The area has a mixed commercial and residential character. There are two high rise residential blocks overlooking the site, Turnpike House 80m to the north-east and 110m to the west at Brunswick Court.

Proposal (in Detail)

4. (i) x3 dish antenna mounted in pole measuring 2.25m in height (with dish 600mm in diameter) located 22m above ground level.
(ii) x3 antenna measuring 2.25m in height above roof, located 22m above ground level.
(iii) x2 cabinets measuring 0.7m in length, 0.65m in depth and 1.5m in height above roof level, 21.2m above ground level.

The antennas are set in 1.8m from the north-western face of the building (facing Howard Laski House), 0.5m from the south-eastern face of the building (fronting Percival Street), and 1.1m from the north-eastern face of the building (facing Goswell Road). The cabinets are set in 1.3m from the south western face of the building (facing onto 1 Sebastian Street).

(iv) Freestanding hand rail measuring 1.1m in height (projecting 0.9m above roof parapet level) and 21m above ground level, and 10.5m in length along northern perimeter of the building facing onto 1 Sebastian Street. Handrail set in 0.5m from building face.

(v) Associated cabling on the roof located below parapet level.

Issues

5. The main issues arising from this proposal relate to the:
 - The design and appearance of the antenna
 - The economic context of the development

Relevant History

5. P031320- Erection of 3x antennae, 1 x radio equipment cabinet and 1 x electricity meter cabinet- Granted 06/03/2010.

P021149- Installation of two pole antennae equipment cabin, two satellite dishes, one wall mounted antennae and ground level cabinet- Granted 02/09/2002.

P020283- Erection of 3 transmission dishes (3x3 Comm); 3 sectored antenna and associated plant equipment- Refused 04/04/2002.

991586- The construction of a BTCellnet radio base station comprising 3 panel antennae attached to the face of building below parapet and 1 radio equipment cabin supported on a new grillage at roof level- Granted 01/10/99

990375- Installation of three panel antennae supported on a single pole mount and one radio equipment cabin supported on new grillage at roof level- Refused.

CONSULTATION

Public Consultation

6. Letters were sent to occupants of 360 adjoining and nearby properties at Davina House, Sebastian Street, Harold Laski House and Cyrus Street on 22/08/2011. A site notice and press advert was displayed on 25/08/11. The public consultation of the application therefore expired on 15/09/11. As the plans were not posted on the website, a reconsultation occurred on 26/09/11 and expired on 03/10/2011. However it is the Council's practice to continue to consider representations made up until the date of a decision.
7. At the time of the writing of this report a total of 2 responses had been received from the public with regard to the application. The issues raised can be summarised as follows:
- The antenna could cause noise and a noise limiting condition should be imposed.
 - Proliferation of microwave antenna on the building
 - Health issues from microwave radiation, particularly to children

Councillor Gallagher objects;

- The antenna impacts upon the design and integrity of the area
- Health and safety aspects of more antenna on the roof
- Outdated antenna are left on the roof diminishing the design and feel of the area

Internal Consultees

8. Public Protection Division (Noise Team)- It is unlikely that the antenna would create noise and disturb local residents.
9. Conservation Officer- The general principle applied to such development is that none of the equipment shall be visible from the street. I also note that there are already similar installations on the roof which are clearly visible. Whilst the additional equipment would increase visual clutter on this property, there might be a case to be made that as it already has equipment on it, it is better to located it in one place rather than seek other premises where no such equipment already exists.

RELEVANT POLICIES

National Guidance

10. The following national and regional guidance is considered particularly relevant to this application:

PPS1 Delivering Sustainable Development
PPS 5 Planning and the Historic Environment
PPG8 Telecommunications
National Planning Policy Framework (Draft)

Development Plan

11. The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011

and Islington Unitary Development Plan 2002. The following policies of the Development Plan are considered relevant to this application:

12. The London Plan 2011 - Spatial Development Strategy for Greater London

Policy 7.4 Local character
Policy 7.8 Heritage assets and archaeology

13. **Islington Core Strategy 2011**

Policy CS7 (Bunhill and Clerkenwell)
Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)
Policy CS10 (Sustainable Design)

14. **Islington Unitary Development Plan (2002)**

C17 Telecommunications Equipment
D11 Alterations and Extensions
D3 Site Planning
D4 Designing in Context
D24 Materials

Designations

15. The site has the following designations under the London Plan 2008 and Islington Unitary Development Plan (2002):

- ASC Area of Special Character
- EC1 New Deal for Communities Area
- CAZ Central Activities Zone
- Hat and Feathers Conservation Area

Supplementary Planning Guidance (SPG) / Document (SPD)

16. The following SPG's and/or SPD's are relevant:

- | | |
|---------------------------------|-------------------------------------|
| Islington UDP | London Plan |
| - Planning Standards Guidelines | - Sustainable Design & Construction |
| - Urban Design Guide | |

EVALUATION

Economic Context

17. Planning Policy Guidance 8 specifically acknowledges the benefits of modern technology, and advises that local Planning Authorities take a constructive approach to considering telecommunications apparatus in their area. The antenna provide for 4G mobile phone coverage, an improvement upon the existing 3G coverage and likely to have broader economic benefits for Islington.

Conservation and Design

18. The building has three existing large microwave antenna located on the building between 5.6m high and 3.25m in height. These all include a pole together with antenna measuring between 0.2m in width and 1.9m in height. There is also an equipment cabin measuring 3.5m in width, 2.4m in depth and 1.9m in height above parapet level. These additions benefit from planning permission (P031320) and are visible from the street.

19. There are also perimeter railings 0.75m in height above parapet level on the roof. These are coloured black and likely to be an original safety rail.
20. Considered in isolation, the proposed antenna would be far less visible and intrusive than the existing equipment. The cumulative impact of the additional antenna is not considered so detrimental to the character and appearance of the building to warrant refusal of planning permission and an exception to policy is appropriate in this case.
21. A condition is attached which requires that the telecommunications equipment be removed should they come into disuse or redundancy to limit the proliferation of equipment on the roof.
22. The proposed cabinets and railings are located on the north-western perimeter of the building and are not visible from the street. However, they would be visible from a distance, and it is recommended the railings are coloured black to match existing.

Noise and Disturbance

23. The Council's Environmental Health Officer advises that the antenna do not emit noise and therefore does not recommend a condition.

Health and Safety

24. Relevant Government guidance on ICNIRP certification and wider health issues associated with health issues associated with telecommunications development is provided in paragraph 30 of the Planning Policy Guidance 8:

"It is the Government's firm view that the planning system is not the place for determining health safeguards. It remains the Government's responsibility to decide what measures are necessary to protect public health. In the Government's view, if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider the health aspects and concerns about them".

25. In 2006 the World Health Organisation published 'Fact Sheet 304 Electromagnetic Fields and Public Health', which considered scientific evidence dealing with health effects from low level human exposure to base stations and wireless networks. This report concluded:

"..considering the very low exposure levels and research results collected to date, there is no convincing scientific evidence that the weak RF signals from base stations and wireless networks cause adverse health effects".

26. Objections have been received regarding the impact on health. Although the objections are valid planning considerations, given Government guidance and the fact that the applicant has given assurances to comply with ICNIRP guidelines, they are not considered to be of sufficient material weight as to warrant refusal.

SUMMARY AND CONCLUSION

Summary

27. The cumulative impacts of the proposed antennas are not considered to be seriously detrimental to the visual appearance of the building. Given the economic benefits of the development, a flexible approach is considered appropriate in this case and planning permission should be granted.

Conclusion

28. It is recommended that planning permission be granted for the reasons and details as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

SCHEDULE OF APPLICATION DETAILS	
Application reference	P111738
Proposal	The installation of 3 no. antennas, 3 no. 600mm dish antennas and 2 no. equipment cabinets to the rooftop of Davina House for the provision of 4G coverage
Drawing numbers	13000040 – 100 Rev C, 13000040 – 101 Rev C, 13000040 – 102 Rev C, 13000040 – 103 Rev C, 13000040 – 104 Rev C, Design, Access and Supporting Statement, Declaration of Conformity to ICNIRP Public Exposure Guidelines, Consultation Plan

Type of application	Full Planning
Application received	21-Jul-2011
Application completed	26-Jul-2011
Name of applicant	UK Broadband Limited
Name of agent	Eamon Hansberry
Case officer	Dean Wooding
Area Team	North/South
Heritage information	Hat and Feathers Conservation Area
Ward	Clerkenwell Ward
PS2 code description	All other developments minor

RECOMMENDATION A

That the grant of planning permission be subject to conditions to secure the following:

List of Conditions:

1	Commencement CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission. REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).
2	Approved plans list CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans: 13000040 – 100 Rev C, 13000040 – 101 Rev C, 13000040 – 102 Rev C, 13000040 – 103 Rev C, 13000040 – 104 Rev C, Design, Access and Supporting Statement, Declaration of Conformity to ICNIRP Public Exposure Guidelines, Consultation Plan REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.

3	Colour of railings
	<p>CONDITION: The vertical railings shall be coloured black and shall be maintained as such thereafter.</p> <p>REASON: To ensure the railings match existing and have a satisfactory design and appearance in accordance with policies: 7.4 and 7.8 of the London Plan 2011, policies: D24 of the Islington Unitary Development Plan 2002 and policies: CS9A, B and G and CS10F of the Islington Core Strategy 2011.</p>
4	Removal of redundant antenna and equipment
	<p>CONDITION: Should any of the antenna and cabinets fall into disuse/redundancy, they shall be removed from the roof-.</p> <p>REASON: To prevent the proliferation of redundant and disused telecommunications equipment resulting in visual clutter to the roof of the building, contrary to policy C17 of the Islington Unitary Development Plan 2002</p>

RECOMMENDATION A

That if members are minded to approve this proposal officers recommend that the following summary forms the **reasons for grant** to be published on the decision notice:

This proposal has been approved following consideration of all the relevant policies in the Development Plan (London Plan 2011, Islington Core Strategy 2011 and Islington Unitary Development Plan 2002), Government Planning Policy Guidance/Statements and other material considerations.

This decision was made by the Members of the Planning Sub Committee A on the 18 October 2011.

Consideration has been given to the objections made regarding noise, the Proliferation of microwave antenna on the building, health and visual impact upon the building, Conservation Area and residential amenity. However, the objections are not considered to be of sufficient weight to outweigh the reasons for granting planning permission. The proposed development is subject to appropriate conditions which seek to facilitate the development and mitigate its potential impacts. As such, the development complies with the National Planning Policy Framework (Draft), PPS1, PPS 5 and PPG24; policies 7.4 and 7.8 of the London Plan 2011; policies C17, D3, D4 and D24 Islington Unitary Development Plan 2002.