

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 26th April 2016

Report of

Assistant Director, Planning,
Highways & Transportation

Contact Officer:

Andy Higham
Sharon Davidson
Mr Patrick Brennan

Ward:

Chase

Ref: 15/05117/FUL

Category: Full Application

LOCATION: Conservative Club, 278 Baker Street, Enfield, EN1 3LD

PROPOSAL: Replacement telecommunications monopole to a maximum height of 15.20m (including 6 antennae) with 1 equipment cabinets at base.

Applicant Name & Address:

Vodafone Limited And CTIL
The Connection
Newbury
Berkshire
UK
RG14 2FN

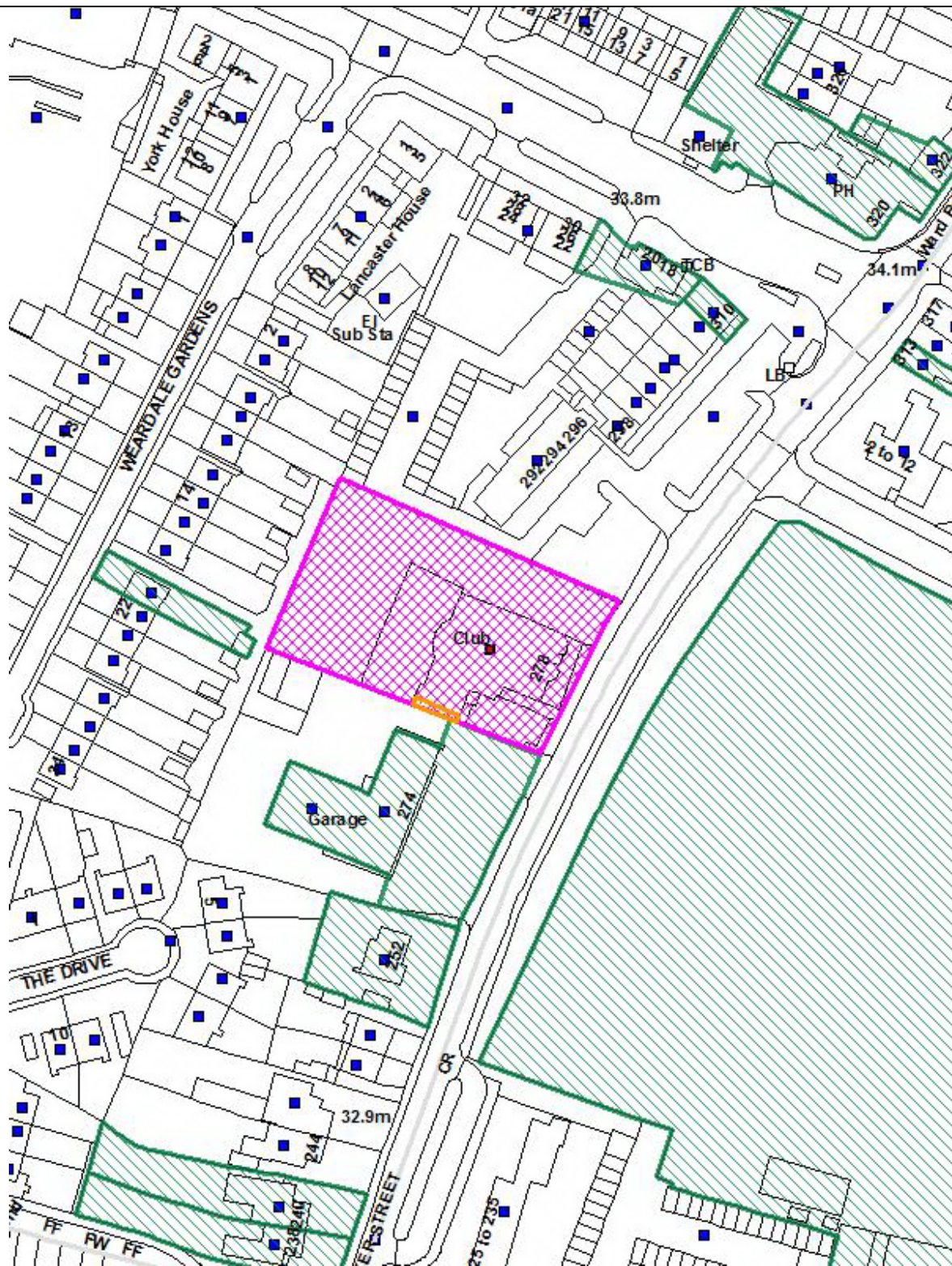
Agent Name & Address:

Elanor Jacques
Phoenix House
Pryford Road
West Byfleet
Surrey
UK
KT14 6RA

RECOMMENDATION: It is recommended that the application is approved subject to conditions.

Note for Members: Although an application of this nature would normally be determined under delegated powers the application is reported to Planning Committee at the request of Councillor Vicki Pite, due to public objection.

Ref: 15/05117/FUL LOCATION: Conservative Club, 278 Baker Street, Enfield, EN1 3LD



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Scale 1:1250

North



1. Site and Surroundings

- 1.1 The subject site is on the west side Baker Street and features a variety of buildings ranging from 1-2 storeys in height which are occupied by the North Enfield Conservative Club. This proposal relates to the modern two-storey addition to the original building towards the rear of the site.
- 1.2 The character of the surrounding area is mixed, with a car dealership located directly to the south and flatted developments to the north. The surrounding area is otherwise predominantly residential in character.
- 1.3 The subject site is not within a Conservation Area, however, the main building heralds from circa 18th Century and is a Locally Listed Building.

2. Proposal

- 2.1 The application seeks planning permission for replacement of a telecommunications monopole on the southern elevation of the existing Conservative Club to a maximum height of 15.20m (including 6 antennae) with 1 equipment cabinet at the base.
- 2.2 In comparison with the existing telecommunications monopole, the proposal would be almost identical, however would be 1.35m taller than the existing structure which has a height of 13.85m.

3. Relevant Planning Decisions

- 3.1 The following planning history is considered to be relevant:

Reference	Proposal	Decision	Date
PA/10/0025	Installation of a telecommunications monopole to a maximum height of 13.85m with antennas and cabinets attached to south elevation from first floor level	Details / Prior Approval not required	23 September 2010

4. Consultations

4.1 Statutory and non-statutory consultees

External

- 4.1.1 None

Internal

- 4.1.2 None.

4.2 Public response

- 4.2.1 Letters were sent to 36 adjoining and surrounding properties and in response **five (5) objections** were received. The grounds of objection can be summarised as follows:

- Too close to residential buildings.

- Height.
- Visual impact.
- Health impacts.
- Impact on character.
- Impact on surrounding property value.

4.2.2 It is noted that concerns relating to the impact of the proposal on the value of surrounding properties is not a material planning consideration and cannot be considered as part of the assessment of this application.

4.2.3 The remaining matters listed above are addressed in the assessment section of this report.

4.3 **Councillor involvement**

4.3.1 This application has been called-in to Committee by Cllr Pite.

5. **Relevant Policies**

London Plan

Policy 4.1 Encouraging a connected economy

Policy 7.4 Local character

Policy 7.6 Architecture

Core Strategy

Policy 30 Maintaining and improving the quality of the built and open environment

Development Management Document

DMD 37 Achieving high quality and design-led development

DMD 44 Conserving and enhancing heritage assets

Other Relevant Policy Considerations

National Planning Policy Framework

National Planning Policy Guidance

6. **Analysis**

6.1 The proposal consists of the replacement of an existing telecommunications monopole on the southern elevation of the existing Conservative Club to a maximum height of 15.20m (including 6 antennae) with an associated equipment cabinet at the base. The proposal is required to provide new and enhanced telecommunications coverage within Enfield.

6.2 The proposal would be largely identical to the existing structure, however would be 1.35m taller than the existing monopole, which has a maximum height of 13.85m.

- 6.3 It should be noted that permitted development regulations allow for the construction of telecommunications apparatus up to a height of 15m above ground level without the need for planning permission. The current proposal would therefore be only 200mm higher than what could be constructed under permitted development (subject to prior approval).
- 6.4 Having regard to the nature of the proposal and applicable planning policy, the key considerations in the assessment of this application relate to:
- Impact on the character of the surrounding area; and
 - Impact on neighbours' amenity.

6.5 An assessment in relation to each is provided below.

Impact on the character of the surrounding area

- 6.6 The character of the site's immediate surrounds is mixed and features both commercial and residential buildings in a variety of forms.
- 6.7 The proposed monopole would be located on the southern elevation of the two-storey extension to the original building, and would be set back significantly from the highway. The adjoining property to the south is occupied by a car dealership with a large hardstand area at the front used for the display of vehicles, and therefore the southern elevation is somewhat exposed to the highway.
- 6.8 While it is acknowledged that the proposed mast will be visible from the public highway and, to a lesser extent, from other surrounding public vantage points due to its projection above the ridge of the roof, the proposal would be significantly recessed from the public highway and the majority of the structure and associated cabinets would remain below the ridgeline and largely screened from view by existing built form.
- 6.9 It is considered that any impacts on the appearance of the building associated with an additional 1.35m in height would be negligible and would not cause any discernible adverse impacts on the character of the surrounding area when compared with the existing structure.
- 6.10 Policy DMD 44 also requires consideration of the impact of the proposal on the locally listed building. In this regard, it is noted that the structure would be erected in the same location on the modern addition to the building as the existing monopole, and as noted would be only marginally taller, having a minimal additional impact on the heritage asset. It is, therefore, considered that the proposal would not materially impact the special architectural and historic interest of the original building.

Impact on the neighbours' amenity

- 6.11 The primary amenity considerations with respect to this proposal relate to the potential visual impact of the proposed structure.
- 6.12 However, it is noted that with telecommunications applications, residents are often also understandably concerned with the potential health impacts of such structures, and indeed, a number of objections have identified this as a concern.

- 6.13 While these concerns are acknowledged, the impacts of such proposals are controlled under separate legislation and it is beyond the role of the Council to further consider concerns relating to health impacts.
- 6.14 That said, the NPPF (Para 45) requires that such proposals be supported by evidence that, among other things, the cumulative exposure will not exceed the guidelines of the International Council on Non-Ionizing Radiation Protection (ICNIRP). The applicant has provided a declaration that the proposed mast meets with these guidelines.
- 6.15 The application material also includes a statement which addresses the potential health impacts as follows:

'We recognise that the growth in mobile technology has led, in some cases, to public concern about perceived health effects of mobile technology and development, in particular about siting masts close to local communities. Quite naturally, the public seeks reassurance that masts are not in any way harmful or dangerous.

We are committed to providing the latest independent peer-reviewed research findings, information, advice and guidance from national and international agencies of radiofrequency (RF) electromagnetic fields.

Vodafone and Telefonica ensure that our radio base stations are design, built and operated so that the public are not exposed to radio frequency fields above the guidelines set by the International Commission on Non-Ionising Radiation Protection (ICNIRP). In fact, radio base stations operate at low power and emit low levels of radiofrequency fields, typically hundreds of thousands of times lower than the ICNIRP general public guidelines'.

- 6.16 Notwithstanding the above, the perception of harm can be a material consideration in the assessment of such applications.
- 6.17 In this regard, it is considered that given the separation of the proposed mast of at least 35m to the boundary with the nearest residential property, and that the proposal would only be marginally taller than an existing similar structure, the proposal would not result an increase in amenity impacts to surrounding properties. As previously noted, it is considered that any visual impacts as a result of an increase in the height of the structure by 1.35m are considered negligible and would not give rise to any additional adverse amenity impacts which would have a material impact.
- 6.18 With respect to other material considerations, given the nature of the proposal, there would be no impacts on neighbouring amenity with respect to overlooking or privacy, and the proposal would not cause any additional shadows which would be considered to have a material impact.

7. Conclusion and Recommendation

- 7.1 Having regard to the above assessment, it is recommended that the application is approved subject to the following conditions:

C60	Approved Plans
Non-Std	Removal of structure after no longer required
C51	Time Limited Permission

Informative

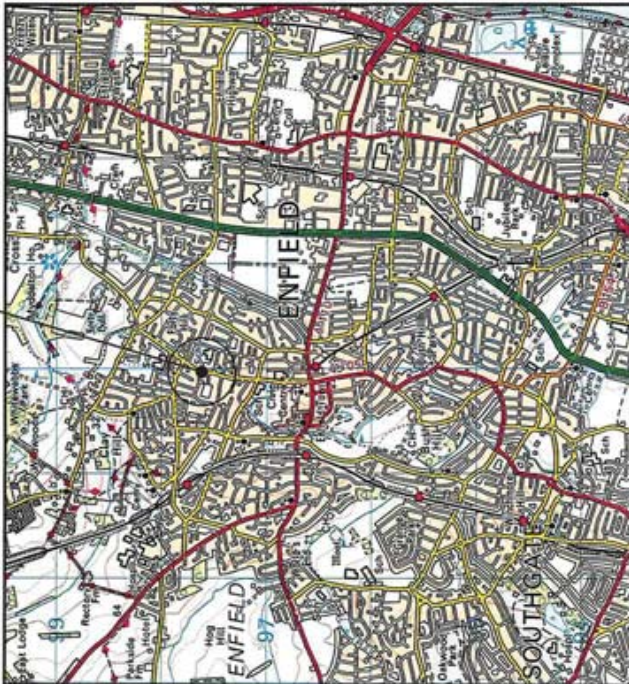
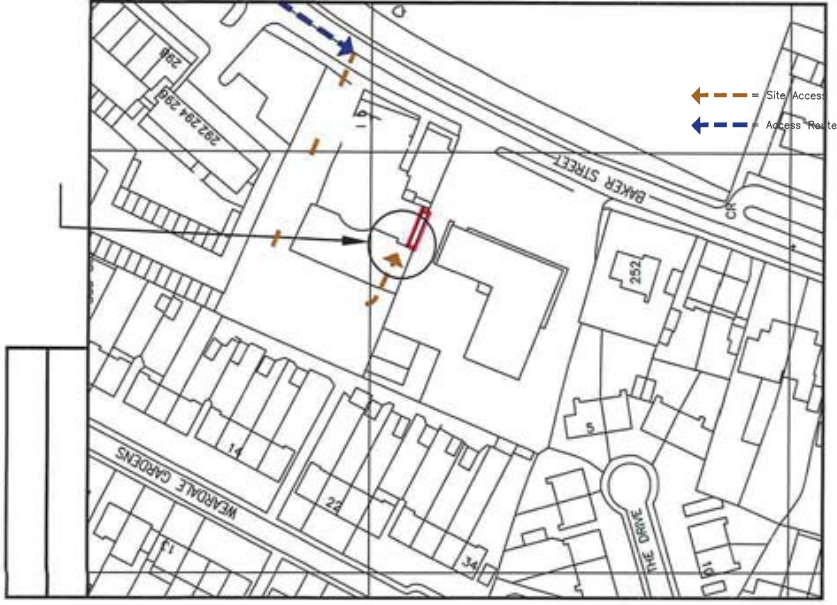
The applicant is reminded that the proposed mast, base station and associated equipment must fully comply with the guidelines set by the International Commission on Non-Ionising Radiation Protection (ICNIRP).

A. Method for Approval: NY DCF 03/07/15

GallifordTry



Drawn



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 532984 N: 197690

CONCESSION REQUIRED NO

NOTES:

- VODAFONE SUITE KEYS
- CHERRY PICKER ACCESS TO ANTENNAS

REV	Issued for Approval	BY	CH	DATE
A		KW	DF	02.07.15



Cell Name	Opt.
NORTH ENFIELD CONSERVATIVE CLUB	-
Cell ID No	VF
CTIL	TEF
145378	040902
77293	

Site Address / Contact Details

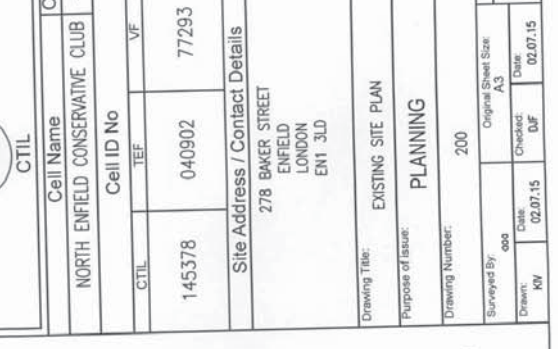
278 BAKER STREET
ENFIELD
LONDON
EN1 3LD

Drawing Title: EXISTING SITE PLAN

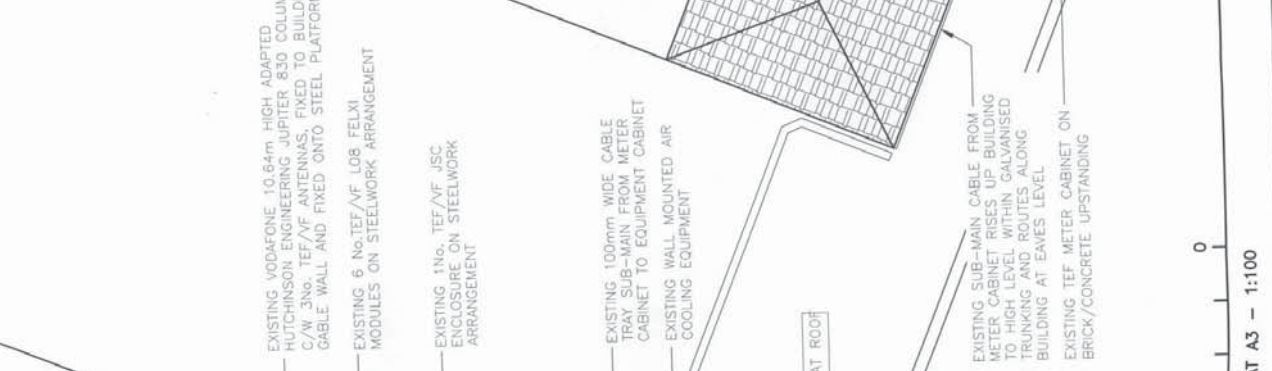
Purpose of Issue: PLANNING

Drawing Number: 200

Surveyed By	Original Sheet Size	Issue
oda	A3	
Date	Checked	Date
02.07.15	DF	02.07.15
Drawn: KW		



- EXISTING 1No. TEF/VF HARRIER EQUIPMENT CABINET ON STEELWORK ARRANGEMENT
- EXISTING STORES
- EXISTING 1400mm HIGH BRICK WALL
- EXISTING FIRE ESCAPE STEPS
- EXISTING FIRE ESCAPE DOOR
- EXISTING 1100mm HANDRAILING
- EXISTING FLAT ROOF LEVEL +2.8m AGL
- EXISTING ACCESS LADDER TO ALLOW ACCESS TO LOWER ROOF LEVEL.
- EXISTING BRICK WALL
- EXISTING VODAFONE 10.64m HIGH ADAPTED HUTCHINSON ENGINEERING JUPITER 830 COLUMN, C/W 3No. TEF/VF ANTENNAS, FIXED TO BUILDING GABLE WALL AND FIXED ONTO STEEL PLATFORM
- EXISTING 6 No. TEF/VF L08 FELXI MODULES ON STEELWORK ARRANGEMENT
- EXISTING 1No. TEF/VF ISC ENCLOSURE ON STEELWORK ARRANGEMENT
- EXISTING 100mm WIDE CABLE TRAY SUB-MAIN FROM METER CABINET TO EQUIPMENT CABINET
- EXISTING WALL MOUNTED AIR COOLING EQUIPMENT
- EXISTING SUB-MAIN CABLE FROM METER CABINET RISES UP BUILDING TO HIGH LEVEL WITHIN GALVANISED TRUNKING AND ROUTES ALONG BUILDING AT EAVES LEVEL.
- EXISTING TEF METER CABINET ON BRICK/CONCRETE UPSTANDING



EXISTING SITE PLAN
(1:100)

ORIGINAL SCALE AT A3 - 1:100

ALL DIMENSIONS IN MILLIMETRES

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R E: 532984 N: 197690
 CONCESSION REQUIRED NO
CONFIRMATION REQUIRED:
 EXISTING ANTENNA SUPPORT STEELWORK TO BE CHECKED FOR STRUCTURAL CAPACITY & SUITABILITY FOR PROPOSED UPGRADE.

REV	Issued for Approval	NO	DATE
A	MODIFICATION	KY	02.07.15

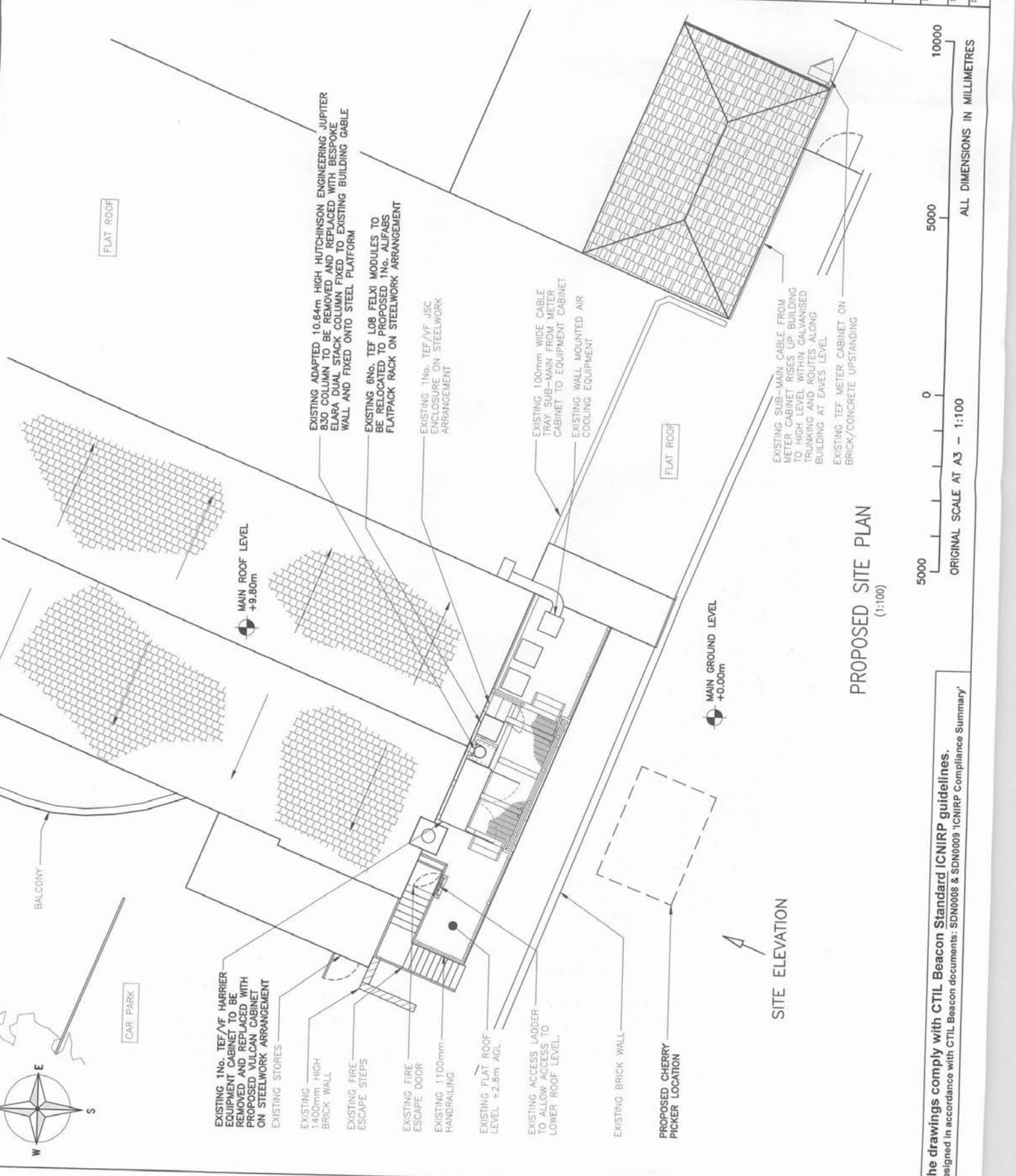


Cell Name	Opt
NORTH ENFIELD CONSERVATIVE CLUB	-
Cell ID No	VF
CTIL	TEF
145378	040902
	77293

Site Address / Contact Details
 278 BAKER STREET
 ENFIELD
 LONDON
 EN1 3LD

Drawing Title: PROPOSED SITE PLAN
 Purpose of issue: PLANNING
 Drawing Number: 201

Drawn	000	Original Sheet Size	A3	Issue
Drawn	KY	Date	02.07.15	Check
		Date	02.07.15	Drawn
		Date	02.07.15	Issue



10000
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 5000
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 ALL DIMENSIONS IN MILLIMETRES

ORIGINAL SCALE AT A3 - 1:100

The drawings comply with CTIL Beacon Standard ICNIRP guidelines.
 Designed in accordance with CTIL Beacon documents: SDN0008 & SDN0009 'CNIRP Compliance Summary'

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 532984 | N: 197690

CONCESSION REQUIRED | NO

NOTES:

REV	BY	CH	DATE
A.	Issued for Approval		02.07.15



WOLVEY - HINDLEY - LEICESTERSHIRE - LE10 3JF
Tel: +44 (0)1455 227952 Fax: +44 (0)1455 227958



Cell Name | Opt
NORTH ENFIELD CONSERVATIVE CLUB | -

Cell ID No	
CTIL	VF
145378	040902
	77293

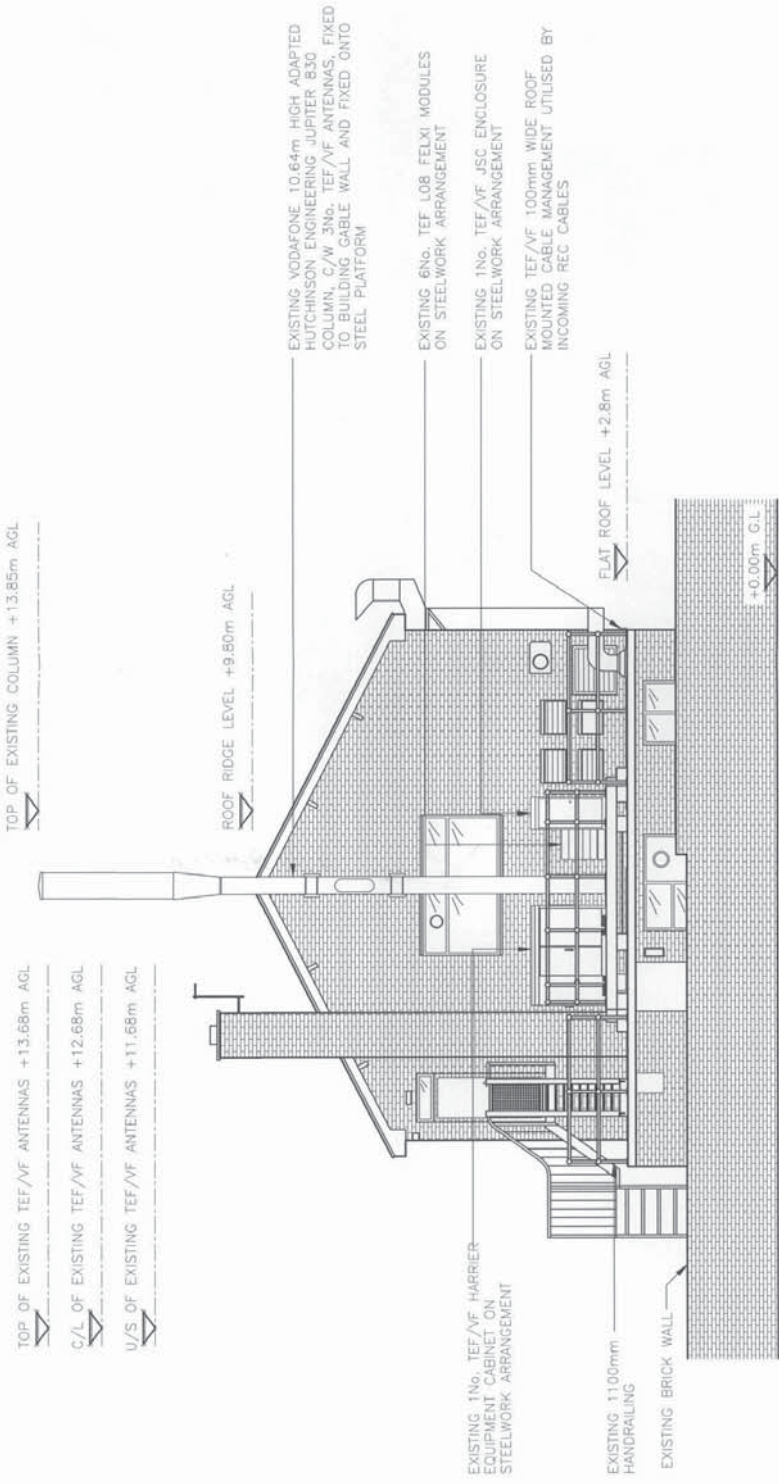
Site Address / Contact Details
278 BAKER STREET
ENFIELD
LONDON
EN1 3LD

Drawing Title: EXISTING SITE ELEVATION

Purpose of Issue: PLANNING

Drawing Number: 300

Issue	
Drawn: RW	Date: 02.07.15
Checked: AS	Date: 02.07.15
Original Street Size: A3	Issue: A



EXISTING SITE ELEVATION
(1:100)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 532984 N: 197690

CONCESSION REQUIRED NO

CONFIRMATION REQUIRED:
EXISTING ANTENNA SUPPORT STEELWORK TO BE CHECKED FOR STRUCTURAL CAPACITY & SUITABILITY FOR PROPOSED UPGRADE.

REV	Issued for Approval	DATE
1	KW DLF	02.07.15



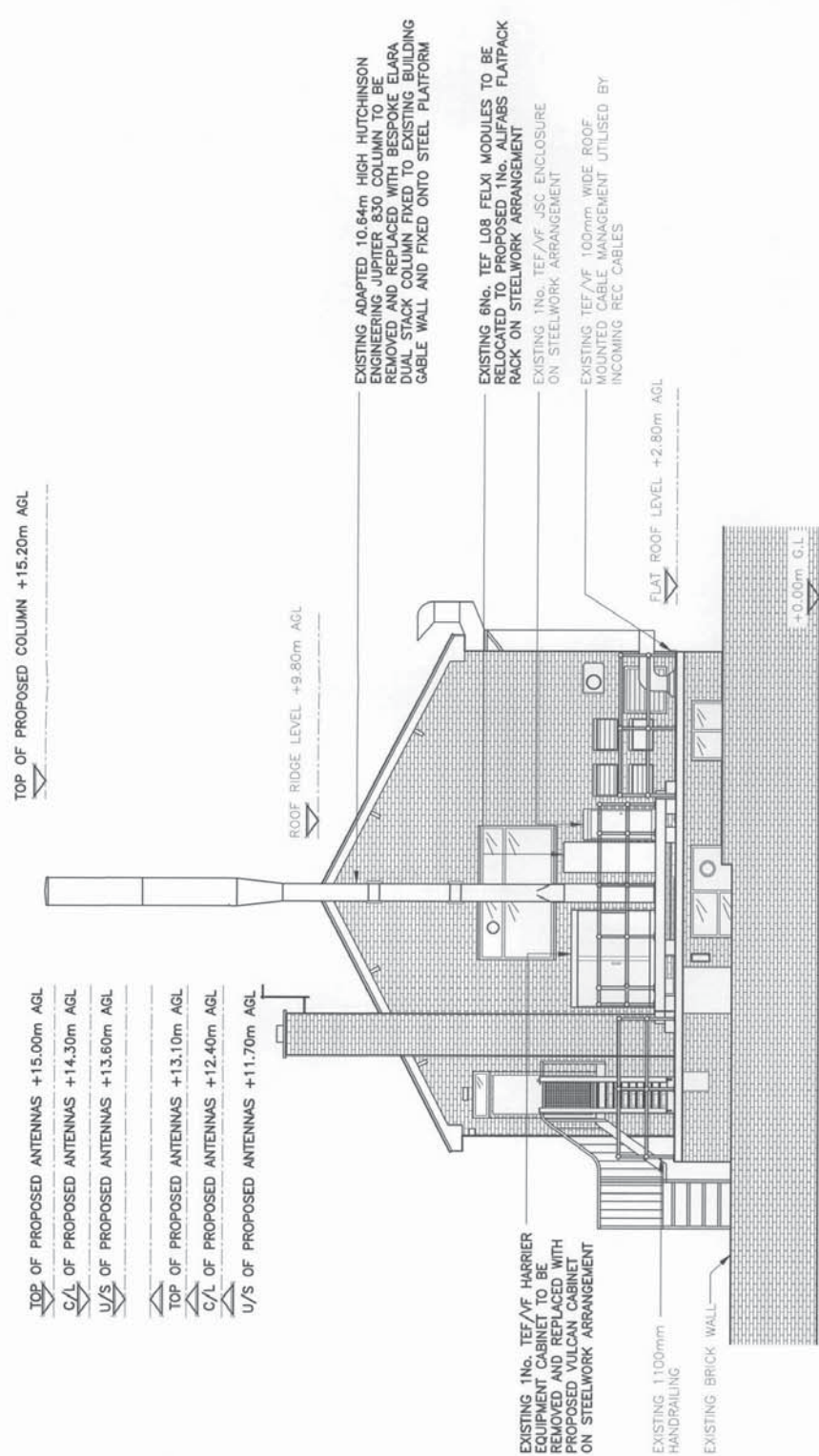
WOLVEY, HINCKLEY, LEICESTERSHIRE, LE10 3JF
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Cell Name	Opt
NORTH ENFIELD CONSERVATIVE CLUB	-
Cell ID No	
CTIL	VF
145378	040902
	77293

Site Address / Contact Details
278 BAKER STREET
ENFIELD
LONDON
EN1 3LD

Drawing Title:	PROPOSED SITE ELEVATION
Purpose of Issue:	PLANNING
Drawing Number:	301
Survised By:	000
Original Sheet Size:	A3
Issue:	
Drawn:	KW
Date:	02.07.15
Checked:	DLF
Date:	02.07.15
Issue:	A



PROPOSED SITE ELEVATION
(1:100)



The drawings comply with CTIL Beacon Standard ICNIRP guidelines.
Designed in accordance with CTIL Beacon documents: SDN0008 & SDN0009 'CNIRP Compliance Summary'

Waldon Telecom Ltd
Phoenix House
Pyrford Road
West Byfleet
Surrey KT14 6RA

Telephone
01932 411 011
Facsimile
01932 411 012

Email
eng@waldontelecom.com
Website
waldontelecom.com

15/05059/PAT

waldon:

Our ref: CTIL_145378

CD

The Chief Planning Officer
London Borough of Enfield,
Civic Centre,
Silver Street,
Enfield
EN1 3XA

A/11 Recd

BY RECORDED DELIVERY

3rd November 2015

Dear Sirs,

PROPOSED UPGRADE TO BASE STATION INSTALLATION AT CTIL_145378, TEF_40902, VF_77293 AT NORTH ENFIELD CONSERVATIVE CLUB LIMITED, 278 BAKER STREET, ENFIELD EN1 3LD (NGR: 532984,197690).

This is a full planning application, and notice in accordance with the electronic communications code under the Telecommunications Act 1984 Schedule 2 as amended by the Communications Act 2003, for permission for the development of:

The removal and replacement of a 10.64m wall mounted pole with a new 12m wall mounted pole supporting 6no. antennas, the replacement of 1no. cabinet and development ancillary thereto at North Enfield Conservative Club Limited, 278 Baker Street, Enfield EN1 3LD (NGR: 532984,197690).

Telefónica UK Limited has entered into an agreement with Vodafone Limited pursuant to which the two companies plan to jointly operate and manage a single network grid across the UK. These arrangements will be overseen by Cornerstone Telecommunications Infrastructure Ltd (CTIL) which is a joint venture company owned by Telefónica UK Limited and Vodafone Limited.

This agreement allows both organisations to:

- pool their basic network infrastructure, while running two, independent, nationwide networks
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

This application is submitted for and on behalf of CTIL and Vodafone Ltd:

The application comprises:

- Planning application form and certificates
- Planning drawings - Ref. No's: 100A,200A,201A,300A,301A
- Prescribed fee - £385 (Cheque made payable to the Local Authority)
- General Background Information for Telecommunications Development
- Site Specific Supplementary Information
- Health and Mobile Phone Base Stations document
- Design and Access Statement
- ICNIRP declaration & clarification statement

This application has been prepared in accordance with the Code of Best Practice on Mobile Network Development (July 2013)

The enclosed application is identified as the most suitable site option and design that balances operational need with local planning policies and national planning policy guidance.

Furthermore we would like to assist the council and would like to arrange a presentation or meeting with your officers and members to discuss the issues if appropriate.

We are committed to maintaining a positive relationship with all Local Planning Authorities and we would be happy to provide any additional information in relation to this application.

We look forward to receiving your acknowledgement and decision in due course.

Yours faithfully



Eleanor Jacques
Waldon Telecom
(for and on behalf of CTIL and Vodafone Ltd)

Tel: 01932 411011
E-mail: Eleanor.jacques@waldontelecom.com

DESIGN AND ACCESS STATEMENT

This Design and Access Statement is provided in conjunction with the Supplementary Information Template, drawings and supporting material that was submitted with this planning application.

In accordance with the Code of Best Practice on Mobile Network Development and published Government guidance, this proposal was drawn up having regard to the need for good design.

In particular:

- Considerations of design and layout are informed by the context, having regard not just to any immediate neighbouring buildings but the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology all help to determine the character and identity of the development.
- The scale, massing and height of proposed development have been considered in relation to that of adjoining buildings; the topography, the general pattern of heights in the area; and views, vistas and landmarks.

The following general design principles have been taken into account in respect of this proposed telecommunications development:

- A proper assessment of the character of the area concerned.
- That the design shows an appreciation of context;

SITE CONDITIONS, TECHNICAL CONSTRAINTS, LANDSCAPE FEATURES AND CAPACITY REQUIREMENTS

Introduction

It needs to be borne in mind that the proposed development is for a mobile telecommunications installation. Hence, access is deliberately restricted, where appropriate, for the security of the installation.

Pre Application Discussions and Negotiations

The site and proposal were assessed against the traffic light model contained within the Code of Best Practice on Mobile Network Development and assigned amber rating. Consultation was undertaken with letters outlining the proposal and inviting comment issued to the representatives of the Chase Ward and Town Ward as well as Rt Hon Joan Ryan MP.

A copy of the consultation letters can be provided upon request.

Documentation Submitted with Application

- Plans and elevations
- Supporting statement

Design Component

- Use proposed: The proposal is for an upgrade to an existing joint development by mobile operators Telefónica UK Limited and Vodafone Limited in order to provide new and enhanced coverage within Enfield.
- Amount: The proposed upgrade consists of the removal and replacement of a 10.64m wall mounted pole with a new 12m wall mounted pole supporting 6no. antennas, the replacement of 1no. cabinet and development ancillary thereto located at Enfield Conservative Club. The amount of necessary equipment has been minimised through the sharing of infrastructure.
- Layout: The pole is sited and wall mounted on the south side of Enfield Conservative Club building, with the equipment housing located at the base of the pole. The development would occupy a very narrow footprint.
- Scale: The total height of the proposed wall mounted pole structure is 12 metres. The proposed antenna heights of 14.30 metres and 12.40 metres (to the centre) are required in order that the signal from each set of antennas is able to clear surrounding trees and other "clutter" in the area and that they are able to extend from the application site to cover the whole of the intended target areas. Dimensions for the proposed equipment cabinets are 1898mm x 798mm x 164mm (h).
- Landscaping: Given the nature of the proposed development, landscaping measures were not considered appropriate.
- Appearance: The proposal has been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements of the two operators since the upgrade replicates the existing pole.

Access

Access to the development is by definition limited to the operator and its authorised agents. Those who access the equipment in regard to both construction and maintenance visits will be industry workers who have been trained to access the site safely and will be wearing appropriate PPE. Appropriate warning signage will be displayed.

Access arrangements will not change following construction. All operators have a site database, which is accessed prior to construction and prior to site maintenance visits. In terms of access, the database gives directions to the site and dictates where parking is to be undertaken.