

Reason: To ensure that the development does not prejudice the amenity of neighbouring occupiers or the character of the area in accordance with policies DM01 and DM02 of the Development Management Policies DPD (adopted September 2012).

Informative(s):

- 1 In accordance with paragraphs 186 and 187 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

Officer's Assessment

1. Site Description

Burnt Oak Leisure Centre is located at Watling Avenue, Edgware, HA8 0NP. The leisure centre is bound by Watling Avenue to the north, Mostyn Road to the east, Blundell Road to the south and Montrose Avenue to the west. Residential properties adjoin all sides of the wider sports centre grounds.

The leisure centre offers an indoor gym and sports hall positioned on the western side of the site, tennis courts located in the northern corner, a turfed pitch in the centre of the site and open fields at the southern and eastern corners. A car park is located at the northeastern boundary of the site and is accessed from Watling Avenue.

The application site is located within the Watling Estate Conservation Area.

Floodlights are sited around the existing all weather pitch associated with the leisure centre. The pitch is sited immediately to the north east of the leisure centre building.

2. Site History

There is no relevant planning history in this instance.

3. Proposal

This application seeks approval for the replacement of an existing 10m floodlight column with 1no. 15m shrouded monopole to support the existing floodlight system at 10m, with 6no. telecommunications antennae for use by Telefonica and Vodafone, which together with the installation of 4no. ground based equipment cabinets will permit 3G and 4G mobile electronic communications services to be provided from the installation.

The pole will be located on the perimeter of the existing all weather pitch located approximately 4m from the corner of the existing leisure centre building. The pole will be approximately 45m from the boundary line of the nearest residential properties on Blundell Road.

4. Public Consultation

Consultation letters were sent to 11 neighbouring properties. No response have been received in regard to this application.

Street lighting - Street Lighting have no comment. We foresee no adverse effect in light levels as being replaced like for like.

5. Planning Considerations

5.1 Policy Context

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National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

In regard to conservation areas, the NPPF states that Local planning authorities should look favourably upon development proposals which enhance or better reveal their significance or preserve the elements of the setting and make a positive contribution to or better reveal the significance of the area. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

The Mayor's London Plan 2015

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2050. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

The London Plan states that the diverse range of designated and non-designated heritage assets contribute to its status as a world class city. Crucial to the preservation of this character is the careful protection and adaptive re-use of heritage buildings and their settings. Heritage assets such as conservation areas make a significant contribution to local character and should be protected from inappropriate development that is not sympathetic in terms of scale, materials, details and form. Substantial harm to or loss of a designated heritage asset should be exceptional, with substantial harm to or loss of those assets designated of the highest significance being wholly exceptional.

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
- Relevant Development Management Policies: DM01, DM02, DM06, DM18.

The Council's approach to development as set out in Policy DM01 is to minimise its impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers.

Policy DM01 states that development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.

Policy DM06 states that development proposals must preserve or enhance the character and appearance of 16 Conservation Areas in Barnet.

Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the Borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

Policy DM18 of the Council's Development Management Plan document outlines the Council's standards for telecommunication proposals within the borough.

5.3 Assessment of proposals

The proposal needs to be considered against policy DM18 of the Development Management Policies 2012. Policy DM18 states that Proposals for the installation of telecommunications equipment will be permitted where it can be demonstrated that:

- i. There is no significant adverse effect on the external appearance of the building on which, or space in which, they are located;
- ii. The special character and appearance of all heritage assets are preserved or enhanced;
- iii. The possibility of sharing facilities, such as masts, cabinet boxes and satellite dishes, and erecting antennae on existing buildings or other structures has been fully explored and where practical becomes the preferred location;
- iv. Technologies to miniaturise and camouflage any telecommunications apparatus have been explored;
- v. They are appropriately designed, coloured and landscaped to take account of their setting; and
- vi. There is no significant adverse impact on the visual amenities of neighbouring occupiers.

The site is located within the Burnt Oak Leisure centre complex. The site falls within the Watling Estate Conservation Area. It is noted that the proposed monopole will replace an

existing floodlight column which serves the all weather pitch. The proposal seeks to provide a light on the monopole and share the facility for both telecommunications and the existing lighting system. Given that the proposal will replace an existing column it is not considered that the proposal will harm the appearance of this area. Further, it should be noted that the existing pole will be removed, thus avoiding any unnecessary clutter street furniture clutter in this area.

The proposed pole would be 15 metres in height and located in the same position as the existing pole and approximately 5 metres higher than the existing pole. The proposed pole would have a thicker appearance than the existing pole, both in terms of its mast and the shroud. However, given that the existing pole will be removed, and considering the built up with the new pole sited close to the leisure centre building and the general engineered character in this area, it is not considered that this larger pole would be visually harmful. The siting of the pole will be set away from the neighbouring gardens that back on the site by some 45m with another floodlight pole between the residential buildings and the proposed pole. Given the distance maintained between the nearest properties and the existing backdrop of the leisure complex building, all weather pitch with mesh fencing and existing floodlight columns it is not considered that the pole which will be approximately 5m higher than the existing floodlight column will interrupt the visual amenities of the neighbouring residential properties and would not result in an overbearing or visually obtrusive form of development. The proposal is considered to preserve the character of the conservation area in which it is sited. Other associated equipment will be sited up against the wall of the leisure complex, it is not considered that this would be harmful to the character and appearance of the site or the Conservation Area.

It is not considered that the scheme would impact the visual amenities of neighbouring occupiers on account of its distance from surrounding residential occupiers.

The application is accompanied by details of other sites that have been considered when looking at the new telecommunications equipment. The sites have been mainly discounted because they would result in a new structure being erected and the impact of this on the Conservation Area. The current proposal has been proposed as the location for the new telecomms equipment because it would replace an existing pole which serves as a floodlight and would share the facility and would avoid having to provide a new column/mast where no such development currently exists. The sharing of facilities will limit the need for further columns to be provided elsewhere within the site or the wider conservation area. It is considered that other sites have been reasonably explored.

The applicant has provided a ICNIRP declaration and statement with the application which is considered acceptable. As such, the proposal is not considered to impact human health.

This application has also been assessed by the Council's Traffic & Development Section who have not raised any objection to the siting of the pole in regard to traffic safety. The proposal is not sited on public highway and as such would no objections are raised.

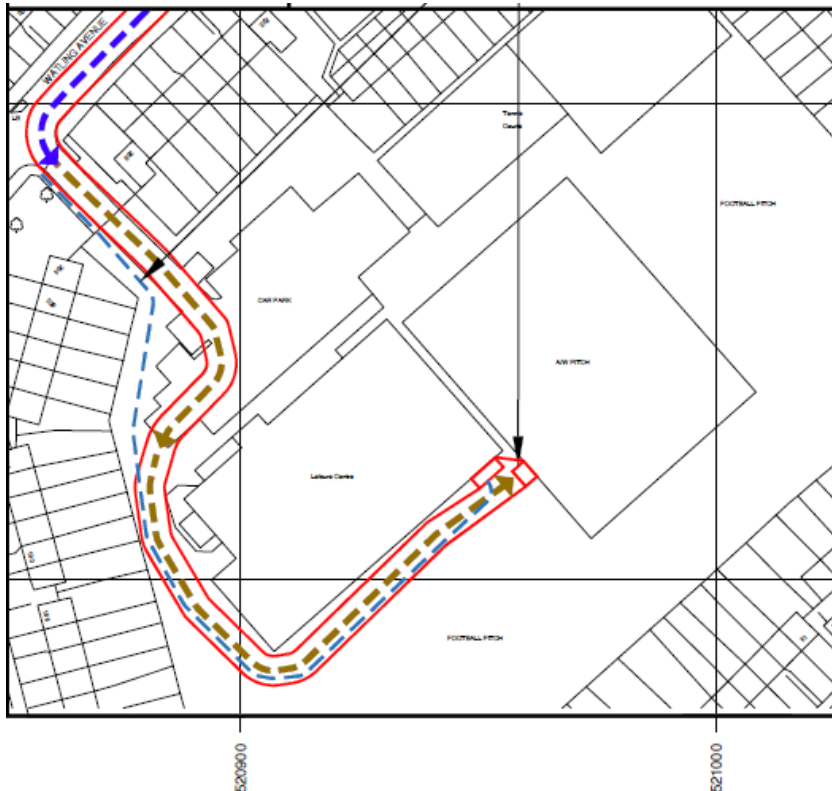
This application has also been assessed by the Council's Street lighting team who have not raised any objection to the replacement of the existing floodlight on a new telecommunication pole.

6. Equality and Diversity Issues

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

7. Conclusion

This application is in accordance with the Council's Development Management Policies. The application is recommended for approval.



DETAILED SITE LOCATION

(Scale 1:1250)

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