

**Location** **Telecommunications Mast GLN7363 Totteridge Village London**

**Reference:** **21/1211/FUL** Received: 4th March 2021  
Accepted: 5th March 2021

Ward: Totteridge Expiry 30th April 2021

**Case Officer:** **Jacinta Naicker**

Applicant: NA

Proposal: Removal and replacement of 1No. BTS3900A cabinet (600 x 480 x 700mm) with 1No. Porter cabinet (1450 x 650 x 1452mm), and ancillary development thereto

### **OFFICER'S RECOMMENDATION**

Approve subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in their absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans/report:

Drawing Title - 002 Site Location Plan - Issue A - dated 10/12/2020

Drawing Title - 100 Existing Site Plan - Issue A - dated 10/12/2020

Drawing Title - 150 Proposed Site Plan - Issue A - dated 10/12/2020

Drawing Title - 200 Existing Site Elevation A - Issue A - dated 10/12/2020

Drawing Title - 250 Proposed Site Elevation A - Issue A - dated 10/12/2020

Report - Design and Access Statement - Ref: 14729/BNT098/RD - prepared by Avison Young - dated 02/02/2021

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans

as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

- 2 This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 Prior to its installation, details of the painted colour of the lattice tower and all ground based equipment shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the visual amenity of the surrounding Green Belt.

- 4 The level of noise emitted from the masts and ancillary plant hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012) and 7.15 of the London Plan 2016.

#### **Informative(s):**

- 1 In accordance with paragraphs 38-57 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, the Local Planning Authority (LPA) has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-

application advice service is also offered.

The applicant did not seek to engage with the LPA prior to the submission of this application through the established formal pre-application advice service. In accordance with paragraph 189 of the NPPF, the applicant is encouraged to utilise this service prior to the submission of any future formal planning applications, in order to engage pro-actively with the LPA to discuss possible solutions to the reasons for refusal.

## **OFFICER'S ASSESSMENT**

### **1. Site Description**

The application site relates to Totteridge Village, and falls within the ward of Totteridge.

The site resides within the Totteridge conservation area (article 2(3) land).

### **2. Site History**

Reference: 21/1164/LIC

Address: Totteridge Village, London

Description: The installation of 1no. GPS unit and ancillary development thereto

Decision: Not Exempt

Decision Date: 24/03/2021

### **3. Proposal**

The applicant seeks planning permission to remove and replace existing telecommunications cabinets.

The existing cabinet measures approximately 600mm (height) x 480mm (depth) x 700mm (length) with a new EE Porter Cabinet measuring 1450mm (height) x 650mm (depth) x 1452mm (length).

The proposal will also result in the addition of a GPS Node on the existing lamp post.

### **4. Public Consultation**

Consultation letters were sent to 12 neighbouring properties, with 11 responses received in objection to the application.

The matters addressed in these objections are summarised below:

- Concerns regarding the visual impact of the proposed telecommunications equipment;
- Concerns regarding the potential adverse impacts on a listed building/conservation

area;

- Concerns regarding consistency with local, regional and strategic planning policies;
- Concerns regarding the potential adverse effects on the natural/ecological amenity - specifically the privet hedge located behind the proposed location of the telecommunications equipment;
- Concerns regarding the potential adverse impacts on highways safety;
- Concerns regarding the design of the telecommunications equipment;
- Concerns regarding the proximity of the telecommunications equipment to residential properties; and
- Concerns regarding the size and scale of the telecommunications equipment;

## **5. Planning Considerations**

### **5.1 Policy Context**

#### 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 amended on 19th February 2019. 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.

#### The Mayor's London Plan 2021

The new London Plan which sets out the Mayor's overarching strategic planning framework for the next 20 to 25 years was adopted on the 2nd March 2021 and supersedes the previous Plan. 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.

#### 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 extensions as set out in Policy DM01 is to minimise their 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 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.

## Barnet's Local Plan (Reg 18) 2020

Barnet's Local Plan -Reg 18 Preferred Approach was approved for consultation on 6th January 2020. The Reg 18 document sets out the Council's preferred policy approach together with draft development proposals for 67 sites. It is Barnet's emerging Local Plan. The Local Plan 2012 remains the statutory development plan for Barnet until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the 2012 Local Plan, while noting that account needs to be taken of emerging policies and draft site proposals.

### Supplementary Planning Documents

#### Residential Design Guidance SPD (2016)

- Sets out information for applicants to help them design developments which would receive favourable consideration by the Local Planning Authority. The SPD states that large areas of Barnet are characterised by relatively low density suburban housing with an attractive mixture of terrace, semi-detached and detached houses. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.
- States developments should normally be consistent in regard to the form, scale and architectural style of the original building which can be achieved through respecting the proportions of the existing house and using an appropriate roof form.
- In respect of amenity it states that developments should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing, or cause an increased sense of enclosure to adjoining properties. They should not reduce light to neighbouring windows to habitable rooms or cause significant overshadowing, and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

#### Sustainable Design and Construction SPD (adopted 2016)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

## **5.2 Main issues for consideration**

The main issues for consideration in this case are:

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;

- Whether harm would be caused to the living conditions of neighbouring residents.

### **5.3 Assessment of proposals**

#### Impact of the proposal on the character and appearance of the building, the street scene and the wider area

Policy CS5 goes on to state that "will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high-quality design". Policy DM18 seeks to ensure that the development of modern telecommunications equipment is sympathetic to Barnet's suburban townscape and countryside, with the aim of keeping telecommunications equipment to a minimum subject to the criteria set out in policy DM18. Furthermore, DM01 goes on to note that proposed development should represent high quality design to ensure that adequate daylight, privacy, and the outlook of neighbouring properties is protected.

Barnet 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;
- ii. 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;
- v. 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 proposal seeks to remove existing telecommunications equipment to be replaced with new equipment/cabinets to allow for improved telecommunications services. While it is acknowledged that the proposed equipment/cabinet is slightly larger than the existing equipment/cabinet it will not extend beyond the existing building line of equipment, therefore will not encroach any further into the public realm. The proposed equipment/cabinet will extend further toward the property boundary of the neighbouring residential property, however the existing hedging and fencing along this property means the property is already largely obscured from the streetscape. The proposed equipment will have no significant visual impacts on any of the surrounding properties along Totteridge Village/A5109.

The siting of the equipment is within the Totteridge Conservation Area. As discussed above, the proposed equipment/cabinet will be replacing existing telecommunications equipment/cabinet. The proposed equipment/cabinet and new GPS node to be installed on the existing mast will not significantly alter or impact the conservation values of the Totteridge Conservation Area.

The proposal utilises existing equipment/cabinets where possible and will be providing for upgrades to existing telecommunications assets which is considered to be the most

efficient siting of the equipment.

Conditions of consent requiring materiality to minimise and camouflage the proposed equipment will maintain the character of the area.

The proposed equipment/cabinet will not have any adverse impacts on the visual amenity of neighbouring occupiers as it will appear largely similar to the existing conditions of the equipment/cabinet.

Overall, it is considered the proposed removal and replacement of telecommunications equipment/cabinets will not result in noticeable changes to the area.

#### Impact of the proposal on the amenities of neighbours

Following the assessment of the wider character and amenity of the area, any potential adverse effects on neighbouring properties must be assessed. Policy DM01 notes that any proposed development must protect the amenity of neighbouring properties. As such, any potential impact on light, outlook, privacy and dominance towards directly adjoining neighbouring properties.

As discussed above, the proposal will be siting the proposed equipment/cabinets in the same location as existing equipment/cabinets. While the equipment will be increasing in size, the proposed new equipment will not encroach any further into the public realm and will appear visually similar to the existing equipment/cabinets.

For these reasons, the proposed equipment is not considered to result in any significant adverse effects on the residential amenity of neighbouring properties.

#### **5.4 Response to Public Consultation**

The application has received 11 responses in objection to the application. The matters addressed have been addressed in the report above, however for completeness they are addressed below.

Visual Amenity - the proposed telecommunications equipment has been located largely within the same area as the existing equipment and is not considered to be to dissimilar to that of the existing equipment. The proposed node to be placed on the existing lamp post will not result in any significant adverse visual amenity effects. The overall development will not have any significant adverse effects over and above that of the existing equipment on the neighbouring properties. The proposed size/scale of the equipment is considered to be appropriate and will not result in significant bulk and dominance effects on the neighbouring properties or as experienced by pedestrians. The proposed conditions with regards to the design/materiality of the equipment will ensure that the equipment will integrate well with the existing environment and will not undermine the existing character and amenity of neighbouring properties or the wider locality.

Conservation Area - the proposed telecommunications equipment will be located within the same area as existing equipment and is not considered to result in any adverse effects/impacts on the identified values of the Totteridge Conservation Area over and above that of the existing equipment. The proposed conditions with regards to the design/materiality of the equipment will ensure that the equipment will integrate well with

the existing environment and will not undermine the identified Conservation Area values.

Local, Regional, Strategic Planning Policy - the proposed telecommunications equipment has been designed to utilise existing equipment as far as practicable. The proposal does not propose new telecommunications equipment to be placed in a new location, rather it proposes for upgraded equipment to be placed within a location which already comprises of telecommunications equipment. As such, the proposed telecommunications equipment is considered to be consistent with the relevant local, regional and strategic planning policies.

Natural Amenity - the proposed telecommunications equipment will have no adverse effects on the existing planting/hedging over and above the existing equipment. The proposed conditions with regards to the design/materiality of the equipment will ensure that the equipment will integrate well with the existing environment and will not undermine the existing planting/natural amenity of the area.

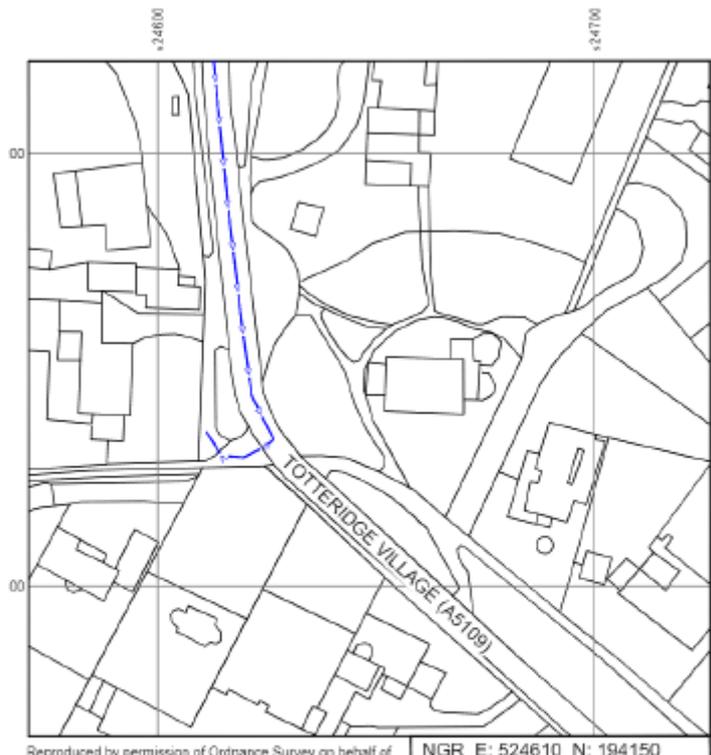
Highways - the proposed telecommunications equipment has been located within the same area as existing equipment. The proposed size and scale of the equipment will not impede highways safety.

## **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**

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.



Reproduced by permission of Ordnance Survey on behalf of  
the Controller of Her Majesty's Stationery Office  
All rights reserved. © Crown Copyright licence no. 100022432

NGR E: 524610 N: 194150

**SITE LOCATION PLAN**

