

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 12/03317/FULL1

Ward:
Crystal Palace

Address : Crystal Palace Transmitter Crystal
Palace Parade Anerley London SE19
1UE

OS Grid Ref: E: 533983 N: 171187

Applicant : Vigilant Global

Objections : NO

Description of Development:

Installation of 4 x 1.8m diameter dishes and associated equipment at heights between 47m and 127m above ground level on existing transmitter

Key designations:

Areas of Archaeological Significance
Metropolitan Open Land

Proposal

This proposal is for the installation of 4 x 1.8m diameter dishes and associated equipment (including bracketry, feeder cables, gantry) at heights of 47m, 80m and 127m above ground level on an existing transmitter.

The accompanying supporting documents state the controlling equipment racks will be placed inside the existing ground based buildings. It also states the site already accommodates the four major mobile phone operators, the Airwave emergency service network and government agencies and other more localised operators. The dish heights have been determined by the LOS requirements which aims to provide unhindered "Fixed-link" point-to-point radio links to other sites which require direct line-of-sight free from obstruction.

It is considered that the proposed development is of significant strategic importance and it would be appropriate for a decision to be made by a Committee.

Location

The application site with a total height of 216m is a highly visible structure within the London skyline. The structure supports various antenna arrays with associated equipment buildings and apparatus accommodated within a fenced compound below.

The application site is located to the east of Crystal Palace Parade, and measures approx. 0.94ha in area. The site has a frontage and access to Crystal Palace Parade, but the main building has an access to the end of Old Cople Lane. To the north it adjoins the Thames Water covered reservoir, and Crystal Palace Park adjoins to the east and south.

The site is located within Metropolitan Open Land (MOL), the Registered Grade II* Park and an area of Archaeological Significance. The car park adjoins the Crystal Palace Park Conservation Area and the Site of Interest for Nature Conservation within the Park.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and the following representations were received:

- query as to who the applicant Vigilant Global were
- query as to how dishes and associated equipment would affect TV as digital signal is receive from Crystal Palace Transmitter

Comments from Consultees

The London Boroughs of Croydon, Lewisham, Lambeth and Southwark were notified of the application. At the time of writing the report comments had been received from Southwark and Lewisham raising no objection to the proposal. Any other comments received will be reported verbally at the meeting.

The application was referred to the Greater London Authority under 1D of the Town and Country Planning (Mayor of London) Order 2008, no strategic objections were raised.

The application was referred to the Ministry of Defence. The site no longer falls within a safeguarding area and accordingly no objections were raised.

The Metropolitan Police Crime Prevention Design Advisor liaised with the Counter Terrorism Security Advisors and no comments were raised in relation to the proposal.

Thames Water was notified of the application have no comments to make on the proposal.

The Council's Environmental Health Division raise no objections to the application.

The application was not inspected by the Advisory Panel for Conservation Areas.

English Heritage was notified of the application and recommends no archaeological requirement in this case.

From a heritage perspective no objections were raised to the proposal.

Transport for London state the application is for works at the Crystal Palace (Arqiva) Transmitter sited between Crystal Palace Park and Crystal Palace Parade, the nearest part of the Transport for London Road Network (TLRN) or Strategic Road Network (SRN). The application site records a good public transport accessibility level (PTAL) of 5 on a scale of 1 – 6 where 6 is the highest. The proposed dishes are ancillary to the main use of the site and minor works would be required for their installation. There are therefore no strategic transport issues raised by the development.

Any other comments received will be reported verbally at the meeting.

Planning Considerations

The main planning policies of relevance to this application are as follows:

Unitary Development Plan

BE1 Design of New Development
BE13 Development Adjacent to a Conservation Area
BE15 Historic Parks and Gardens
BE16 Ancient Monuments and Archaeology
BE17 and BE18 High Buildings and the Skyline
G2 Metropolitan Open Land
NE2 Development and Nature Conservation Sites
BE22 Telecommunications

The London Plan and National Planning Policy Framework are also key considerations in the determination of this application.

Planning History

Of recent relevance is application ref. 08/01463, which was granted for elevational alterations to tower including additional feeder leg for cabling/ single storey detached equipment building/ external heat exchangers with single storey detached canopy and palisade enclosure/ 2 detached single storey buildings for generators and fuel store/ additional vehicle hardstanding.

In 2010 under planning ref. 10/00235, permission was granted for the replacement digital antennae on transmitter mast together with associated equipment on new concrete base at ground level/ additional equipment and security cage to existing building.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Policy BE22 of the Unitary Development Plan is a key consideration in the determination of this application it states:

“In a development involving telecommunication mast, base station or apparatus, applicants will be required to demonstrate that:

- (i) the possibility of using an existing building, mast or other structure has been explored and proved to be unsuccessful;
- (ii) where the proposal is on or near a school or college, the relevant body of the school or college has been consulted;
- (iii) there is a need for the proposed development;
- (iv) the equipment will meet the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines on the limitation of exposure of the general public to electro-magnetic field;
- (v) it will not adversely affect the character and appearance of the area or those of the building on which it is to be mounted;
- (vi) will not adversely affect the visual and residential amenity of occupiers of neighbouring or host properties; and
- (vii) the visual impact of the development can be minimised by the use of screening by trees or other landscaping”.

Section 5 of the NPPF provides further advice in relation to telecommunications proposals and states “advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.

In preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used...”

The current proposal would utilise an existing transmitting station which provides public utility infrastructure and as such the installation of 3 additional dishes within this context and scale of the existing structure is considered to be appropriate and consistent within the objectives of the NPPF. The NPPF outlines that applications for telecommunications development should be supported with evidence to justify the proposed development. To this end a signed certificate from the mast owner Arquiva has been submitted confirming that the installation conforms to ICNIRP (International Commission on Non-Ionising Radiation) Public Exposure Guidelines. No schools or colleges are located in close proximity to the site nor is the site located within a statutory safeguarding zone surrounding an aerodrome or technical site and as such the applicant was not required to undertake consultation with said parties prior to the submission of the application. As such the proposal is considered to be compliant with paragraph 45 of the NPPF while also satisfying Policy BE22 sections (i), (ii), (iii) and (iv) of the UDP.

The proposal is considered to have been sensitively designed in keeping with the overall context of the host structure. The proposal is not considered to impact detrimentally upon the openness and visual amenities of the MOL by reason of the scale, siting materials of design of the proposals, while the impact to the

Conservation Area would continue to be neutral or minimal, preserving its character and appearance and not detracting from views into or out of the area. The development would continue to balance the expansion of telecommunications while minimising the impact on the environment thus complying with section (v) of Policy BE22 of the UDP.

Given the distance of the proposal from residential properties the proposal is not considered to adversely affect the visual and residential amenities of occupiers of neighbouring properties, in line with section (vi) of Policy BE22 of the Unitary Development Plan. Given the height of the proposed dishes these could not readily be screened by trees or landscaping as advocated by section (vii) of Policy BE22 and doing so may affect their transmission capabilities and as such the absence of screening is considered acceptable in this instance.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/03317 and 10/00235, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years

- 2 ACK01 Compliance with submitted plan

Reason: In the interests of the visual amenities of the area and residential amenities of the adjoining occupants, in line with Policies BE1 and BE22 of the Unitary Development Plan.

- 3 ACM03 Removal of equipment after redundancy
 ACM03R Reason M03
- 4 ACM06 Anti graffiti/general maint. condition
 ACM06R Reason M06

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- BE13 Development Adjacent to a Conservation Area
- BE15 Historic Parks and Gardens
- BE16 Ancient Monuments and Archaeology
- BE17 and BE18 High Buildings and the Skyline
- BE22 Telecommunications
- G2 Metropolitan Open Land
- NE2 Development and Nature Conservation Sites

The London Plan and National Planning Policy Framework are also key considerations in the determination of this application.

The development is considered to be satisfactory in relation to the following:

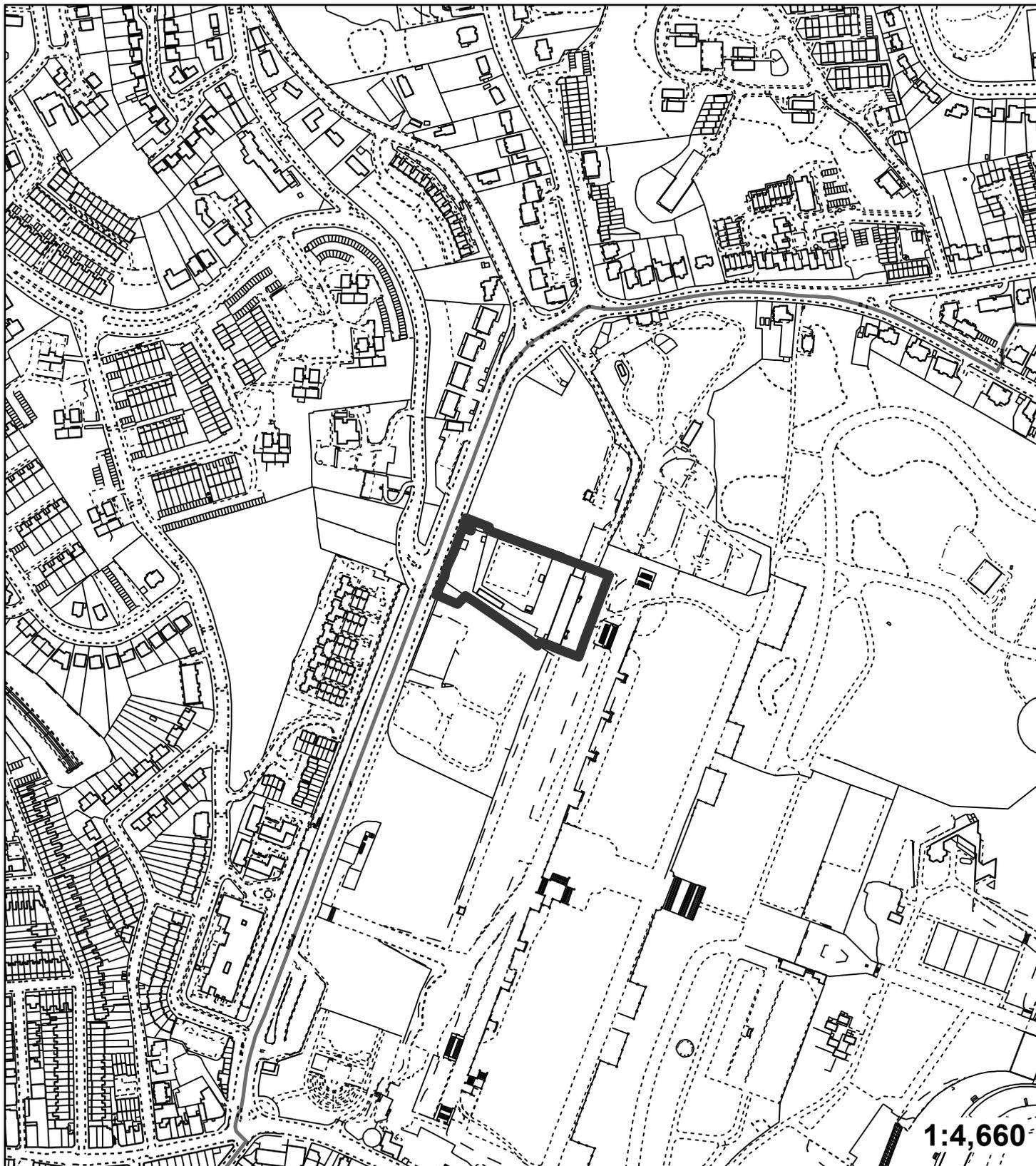
- (a) the impact to the openness and visual amenity of the Metropolitan Open Land
- (b) the preservation of the character and appearance of the adjoining Crystal Palace Park Conservation Area and the Registered Grade II* Park
- (c) the impact to the visual amenities and character of the wider area generally
- (d) the impact upon archaeological interest and nature conservation
- (e) the facilitation of the telecommunications infrastructure which is of regional and national importance.

and having regard to all other matters raised.

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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