

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/01004/FULL1

**Ward:
Chislehurst**

**Address : Church Of The Annunciation High
Street Chislehurst BR7 5AQ**

OS Grid Ref: E: 543837 N: 170925

Applicant : Vodafone Limited

Objections : YES

Description of Development:

Installation of a 7 metre high replica flagpole incorporating a shrouded antenna with internally located equipment cabinet

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

Planning permission is sought for the installation of a 7 metre high replica flagpole incorporating a shrouded antenna with internally located equipment cabinet. The proposal would replace the existing flagpole and would be fully functioning.

Location

The application site is located to the eastern edge of High Street Chislehurst and features a Grade II* listed church. The site is located within the Chislehurst Conservation Area.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- the development would be harmful to the character of the conservation area and the listed building.

- the replacement would no longer be able to fly a flag and would therefore alter the character of the building.
- the proposal would be harmful to the health of adjoining residents.

Comments from Consultees

Environmental Health has raised no objections.

Heritage and Conservation have raised no objections.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development
BE8 Listed Buildings
BE11 Conservation Areas
BE22 Telecommunications Apparatus

PPS5 Planning for the Historic Environment
PPG8 Telecommunications

Although the church is a Grade II* listed building, the proposal relates to an object or structure fixed to the building and is exempt from the requirement for Listed Building Consent under the Planning (Listed Buildings and Conservation Areas) Act 1990 by virtue of the Ecclesiastical Exemption (Listed Buildings and Conservation Areas) (England) Order 2010.

Conclusions

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

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Local objections have been received concerning the potential health risks associated with the installation of the proposal. However, documentation has been provided to confirm compliance with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) and as such these concerns cannot be considered in the determination of this application in line with government guidance.

The proposed mast will be located within a fully functioning flagpole of the same height and dimensions as that existing. The current flagpole appears to be in need

of refurbishment, with the paint being in poor condition, although if this were undertaken then the existing and proposed poles would be of the same colour and appearance. The proposal is metal as opposed to the existing wood, but this is not likely to be apparent from the surrounding area.

The proposed replica flagpole will not have any detrimental impact on the special character of the listed building, according with policy BE8.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/01004, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 The siting and appearance of the replica flagpole shall be carried out in complete accordance with the submitted drawing(s) unless previously agreed in writing by the Local Planning Authority.
ACM01R Reason M01
- 3 ACM03 Removal of equipment after redundancy
ACM03R Reason M03
- 4 Details of the materials and finish for the external surfaces of the replacement mast shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted. The approved details for the finish for the mast shall be implemented within 1 month of the substantial completion of the development and shall be permanently retained thereafter unless agreed in writing by the Local Planning Authority.

Reason: In order to comply with Policy BE22 of the Unitary Development Plan and in the interest of the visual amenities of the area.

- 5 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

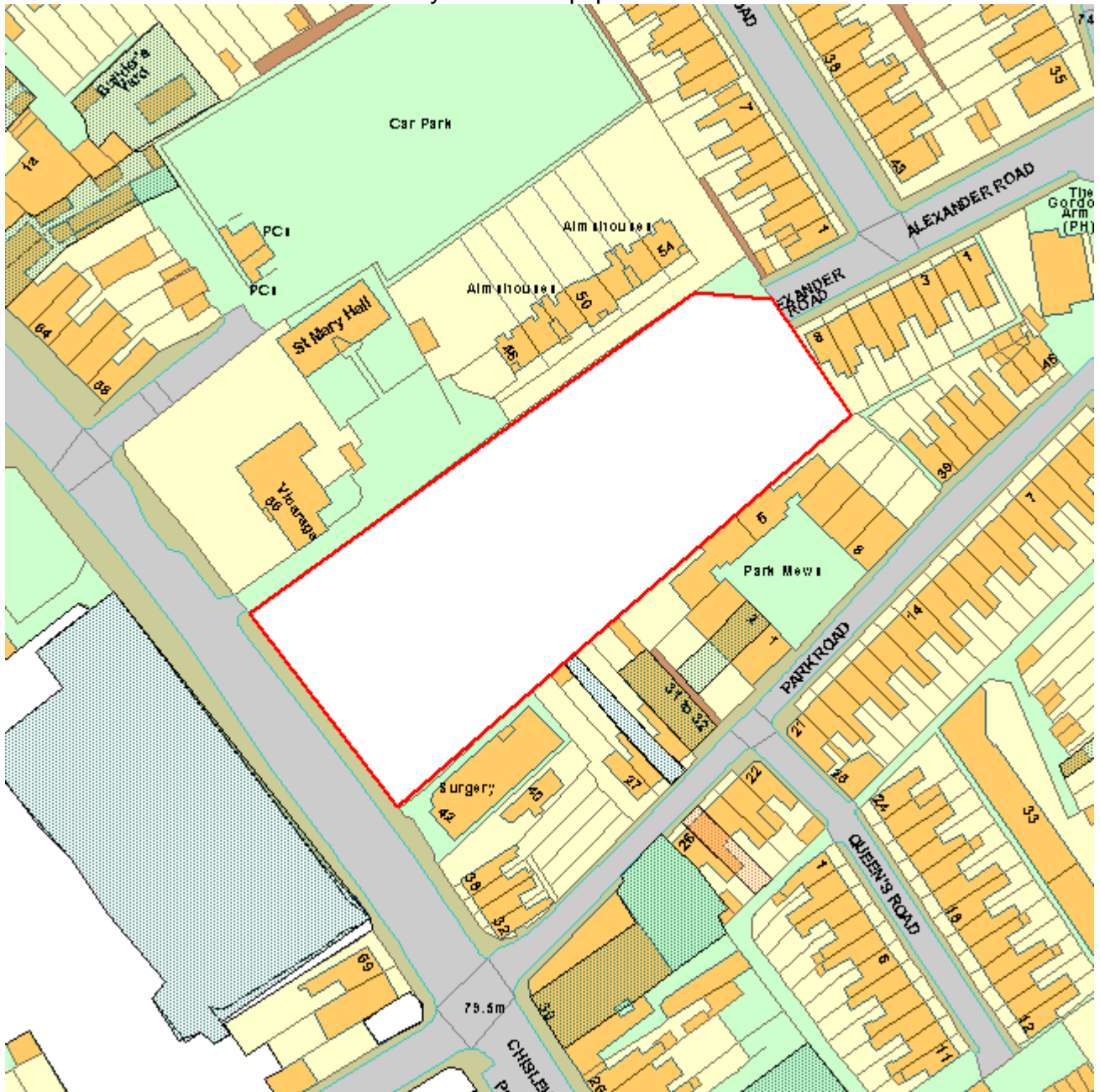
BE1 Design of New Development
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