

Planning Applications Committee

12 March 2009

Agenda Number:	C3
Section/Area:	INNER
Ward:	THORPE HAMLET
Officer:	Sarah Platt
Valid Date:	23 December 2008
Application Number:	08/01247/FT
Site Address:	102 Prince Of Wales Road Norwich NR1 1NY
Proposal:	1) Installation of a 2m high GRP extension to rooftop plant room, painted to match existing structure. 2) 3 No. new equipment cabinets and 2 No. telecommunication antennas will be located within the new enclosure. 3) Installation of a third antenna to be sited at the north east (rear) corner of the roof. 4) Erection of new access platform and ladder.
Applicant:	Vodafone Ltd
Agent:	Mr Paul Williams

THE SITE

The application site is located on the northern side of Prince of Wales Road. The adjacent buildings comprise of offices at 100 and 106 Prince of Wales Road and opposite sites also comprise office buildings. There are masts of a similar nature already in this location but they do not serve the needs as required by this proposed mast.

PLANNING HISTORY

The application site has been used as offices for many years and has a telecommunications mast already in position on the roof.

THE PROPOSAL

The proposals are located on the rooftop of an existing commercial premise, 4 storeys tall including a plant room, giving the building a total height of 15.725m. The proposal is to install a 2 metre high extension to the existing GRP enclosure which houses the telecommunications equipment already on the roof of the application site. Within this enclosure there will be 3 no. equipment cabinets and 2 no. new antennas which will all sit within the level of the extended enclosure. A third new antenna will be added to the rooftop and will be located to the rear north east corner of the roof. A new access platform and ladder will also be erected.

CONSULTATIONS

The application has been advertised in the press and on site. The occupants of neighbouring properties have been notified in writing.

Two letters of objection have been received:

The Norwich Society: Concerned about the increase in height of this building due to the extension of the GRP enclosure.

Councillor Peter Offord: Concern about the need for another mast, the health effects of the mast and location.

PLANNING CONSIDERATIONS

Relevant National Policy:

PPG8: Telecommunications

Relevant Regional Policy:

ENV7: Quality in the Built Environment

Relevant Local Plan Policies:

HBE8: Development within a Conservation Area

HBE12: High Quality of Design, with special attention to height, scale, massing and form of development

HBE13: Protection of major views and height of buildings

HBE20: Telecommunications and Equipment

Relevant Supplementary Planning Documents:

Norwich City Centre Conservation Area Appraisal

Additional Documentation:

Code of Best Practice on Mobile Phone Network Development

Introduction:

The proposed antennas are needed in order to adequately provide 3G coverage of the area. At present the antennas in place only offer 2G coverage, this operates for mobile calls and texts only. 3G coverage operates multi media packages, including video and music software.

Location:

The Site Specific Supplementary Information submitted with the application clearly outlines why this site has been chosen and why other adjacent and nearby locations cannot be considered. A significant number of locations have been considered, some 9 alternatives have been investigated. Other locations were discounted on the grounds of reception coverage, interference from other antennas, varying technical reasons, lack of height, and previous refusal sites. I am satisfied from the information provided by the applicant that alternative sites have been investigated and that this site is the most appropriate.

Height and Design:

The only antenna which will protrude above the proposed roofline is the new antenna to be placed on the rear north-east roof corner of the building. There are other antennas of a similar size in this location and it is considered that this addition to the roofline does not interfere with any important vistas or compromise the aims of saved policy HBE13. The height of the antenna is considered acceptable within the conservation area and is in accordance with saved policies HBE8 and HBE13.

The addition in height of the building roofline once the GRP extension is in place is also considered acceptable. It is considered preferable to marginally extend the roof upwards as opposed to having visually detrimental antennas in prominent locations on the front elevations of tall buildings. The GRP extension will be painted to match the existing building and it is considered that its visual impact will be minimal.

The cladding of the extension will be made from glass reinforced plastic which will be painted to appear as an extension of the existing building. Example photographs of the finishes will be presented at the committee meeting.

Health Concerns:

PPG8 states in paragraph 30 that the Government considers that the health considerations of telecommunications masts should not be considered within the remit of planning authorities and that it remains the responsibility of Central Government to establish measures necessary to protect public health. If proposed antennas meet the International Commission on Non-Ionizing Radiation protection (ICNIRP) requirements, which this antenna does, then it is not necessary for Local Planning Authorities to further consider health aspects.

Conclusions:

The proposed antennas and associated equipment are considered acceptable and in accordance with national, regional and local policy. The proposals meet the specific requirements as set out in the Good Practice Guidelines set by the Office of the Deputy Prime Minister, now Communities and Local Government. The proposals are considered acceptable in principle, subject to further controls through use of conditions.

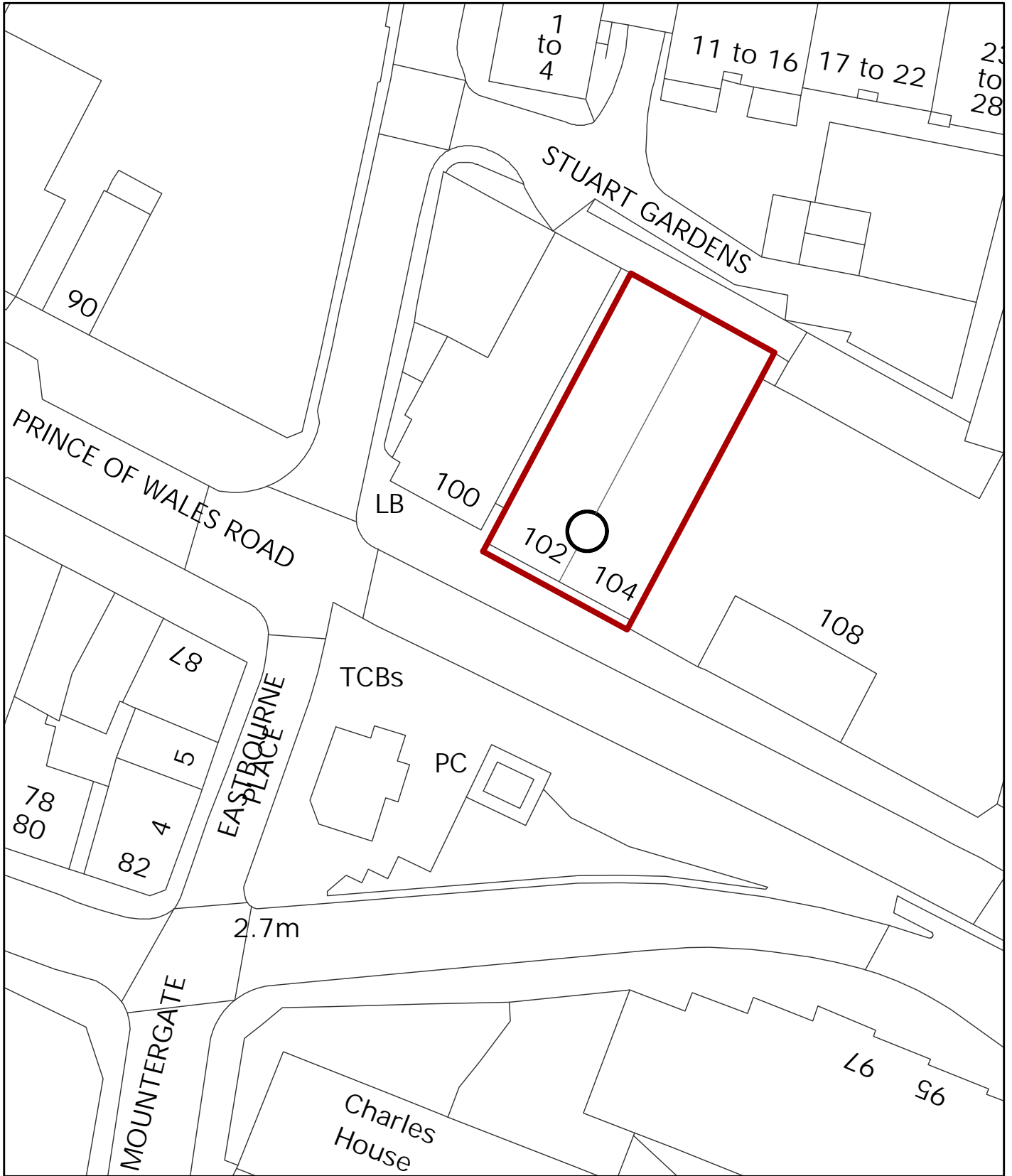
RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following conditions:

1. The development must be begun within three years of the date of this permission.
2. The painted GRP enclosure hereby permitted shall match that of the existing building to the satisfaction of the Local Planning Authority.

Reasons for Approval:

The development hereby permitted is considered not to have a detrimental impact on the existing or adjacent buildings, wider street scene or City Centre Conservation Area, nor is there considered to be a detrimental impact on important views of Norwich. Therefore the proposed development is considered to be in accordance with the objectives of PPG8, policy ENV7 of the East of England Plan (May 2008) and saved policies HBE8, HBE12, HBE13 and HBE20 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).



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 Site Address - 102 Prince of Wales Road, Norwich
 Scale - 1:500



NORWICH
City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

