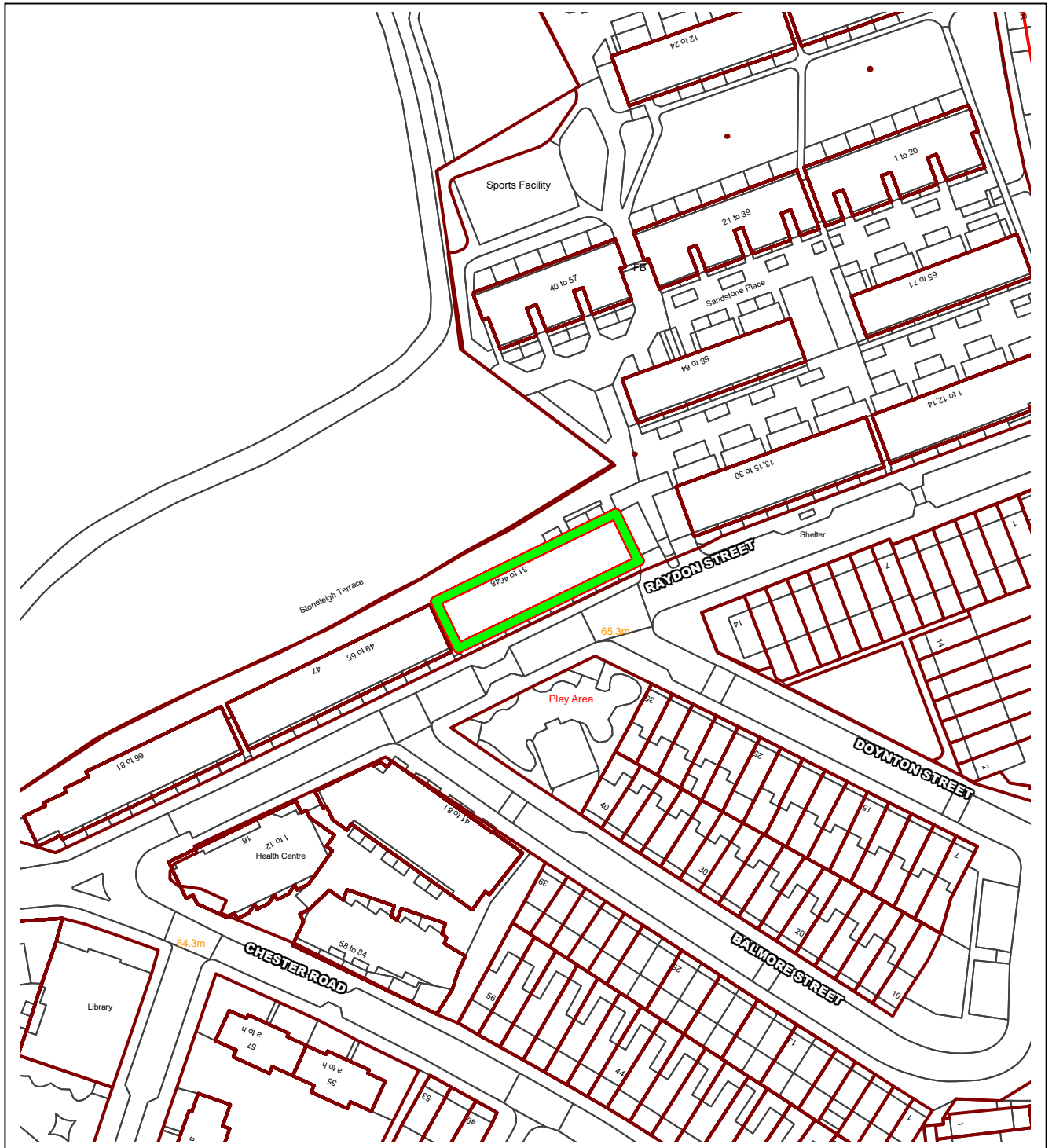


2025/0770/P - 31-46 and 48 Stoneleigh Terrace



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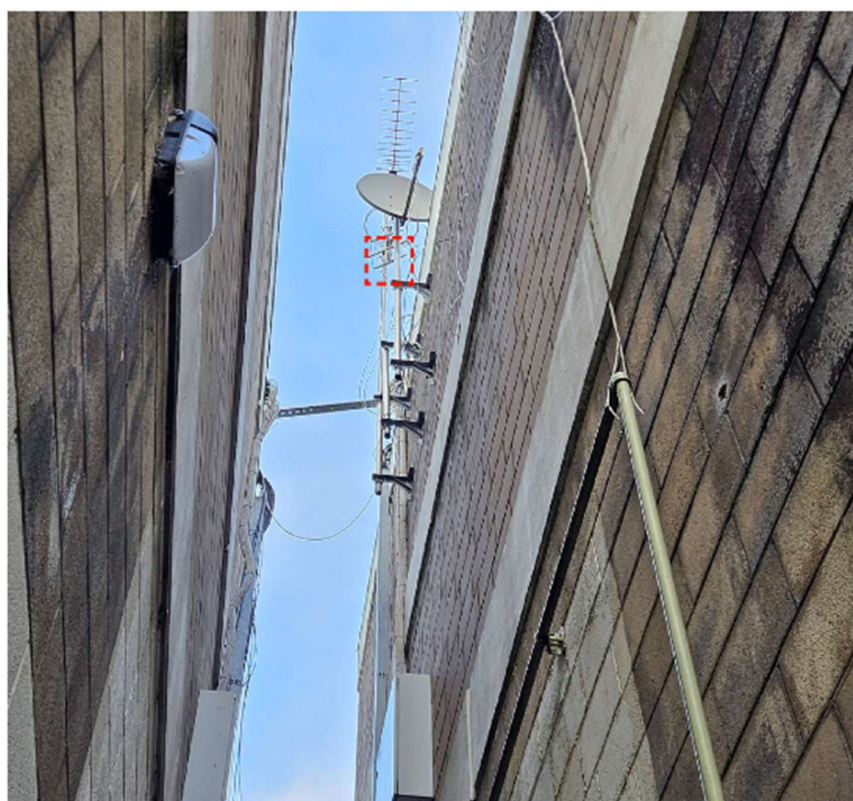
Plans and photos – 31-46 and 48 Stoneleigh Terrace



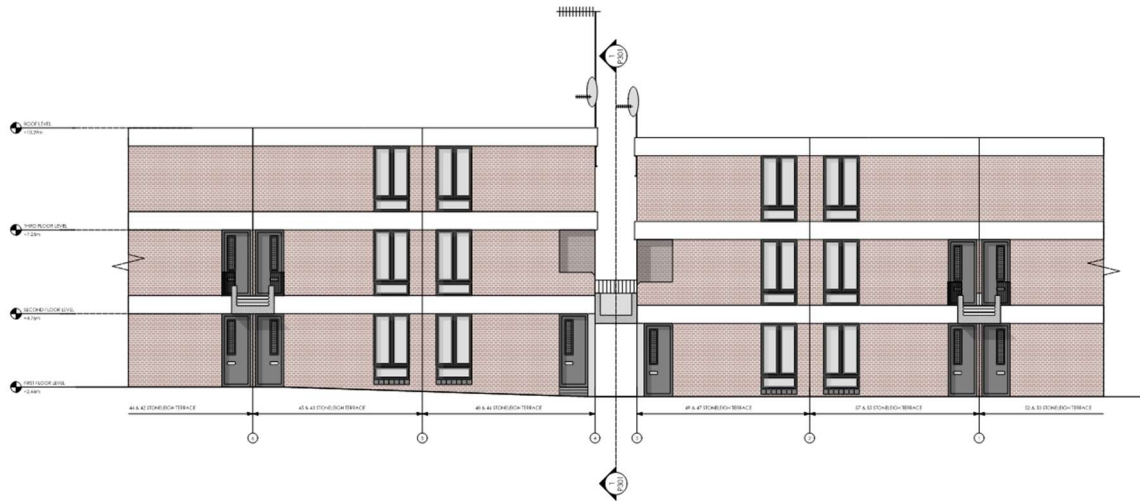
View from Raydon Street



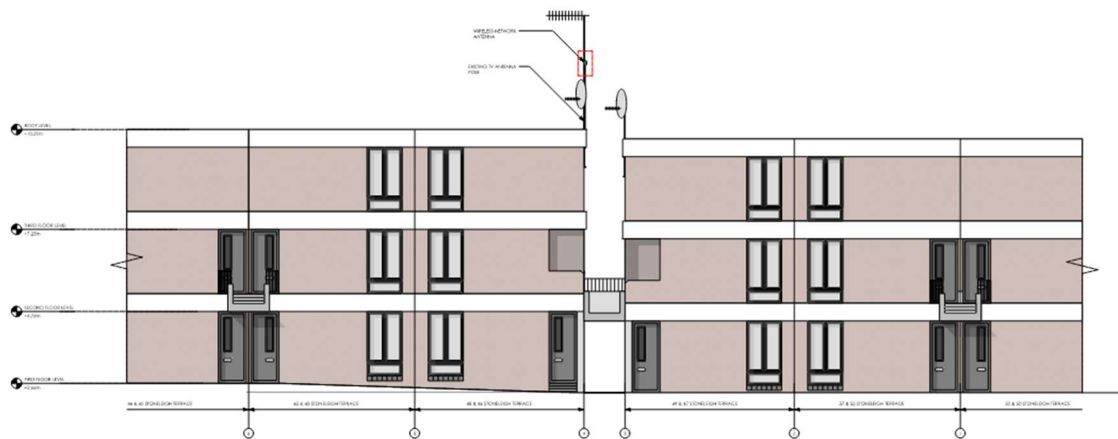
△₂ View from Stoneleigh Terrace



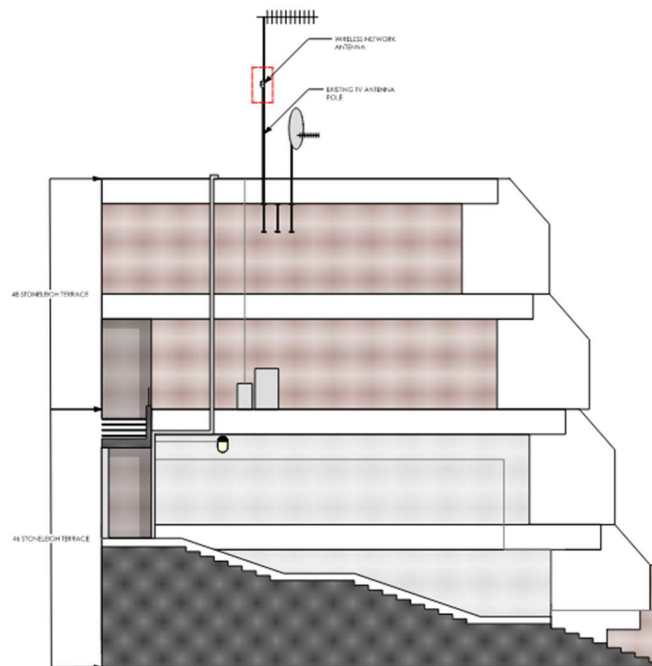
△₄ View from Stairwell facing Stoneleigh Terrace



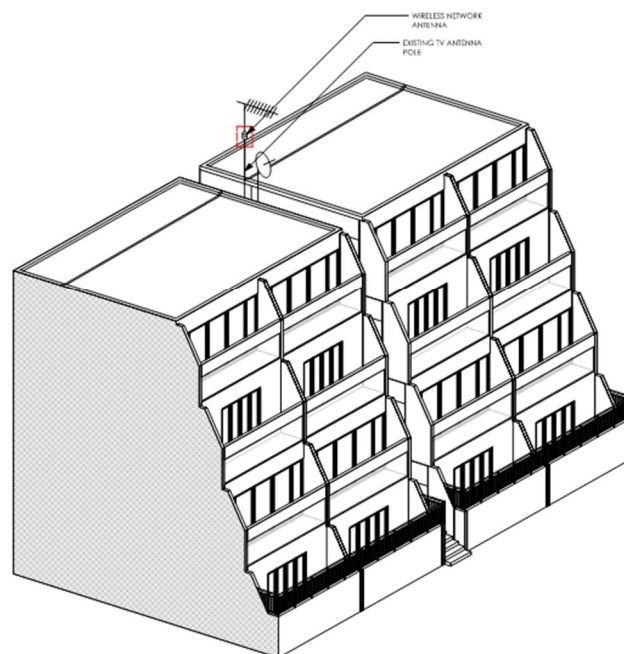
Existing rear elevation with existing tv aerial and satellite dish shown between the buildings



Proposed rear elevation with red outline showing location of proposed new antenna between the buildings on an existing pole.



Side elevation showing the existing tv aerial and satellite dish poles – red box showing proposed location.



Proposed isometric view showing location of new antenna located between the narrow gaps between the blocks

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		20/05/2025	
		N/A / attached		Consultation Expiry Date:		27/04/2025	
Officer				Application Number(s)			
John Nicholls				2025/0770/P			
Application Address				Drawing Numbers			
31-46 & 48 Stoneleigh Terrace London N19 5TZ				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of one wireless network antenna on an existing antenna pole and associated cabling							
Recommendation(s):		Granted					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	09	No. of objections	06
			No. Electronic	00		
Summary of consultation responses:	<p>A press notice was displayed between 03/04/2025 until 27/04/2025. A site notice was displayed between 02/04/2025 and 26/04/2025.</p> <p>6 objections and 3 comments/letters of support have been received from various local residents who live on the estate or nearby. These are summarised as follows:</p> <ul style="list-style-type: none">• Object to the placing of the pole on the north elevation (rear)• All existing poles are currently located along side elevations, and this precedent should be maintained. Poles should not be installed on the main front or rear elevations, which are integral to the visual coherence of the estate.• The estate is under consideration for listing by English Heritage, and placing poles on principal elevations would significantly compromise its architectural character.• Some of the existing equipment is unstable and poses a potential safety hazard to the public. These should be removed without delay to ensure public safety.• Prior to the installation of any new apparatus. Much of the current equipment is no longer in use and should be cleared by the applicant, Camden, before further installations are considered, as this is unsightly and dangerous clutter. <p><u>Officer comments:</u></p> <ul style="list-style-type: none">• <i>The pole on the rear elevation has been removed from the proposal and only one antenna is required, which will be located on an existing TV aerial pole on the side elevation.</i>• <i>Removal of redundant telecommunications equipment is not considered necessary to avoid, remedy or mitigate the effects of the proposed equipment; as such a related condition requiring the removal of any redundant equipment is not imposed.</i>					
Dartmouth Park CAAC / Dartmouth Park Neighbourhood Forum comments:	Both the Dartmouth Park Conservation Area Advisory Committee and the Dartmouth Park Neighbourhood Forum were notified of the application on 25/03/2025. Neither have provided any comments on the proposal.					

Site Description

The proposal is located on the roof of a Council owned block in Stoneleigh Terrace. Stoneleigh Terrace forms part of the Whittington Estate which comprises x15 three to four storey blocks in parallel streets with Stoneleigh Terrace located at the southern extent and runs adjacent to Raydon Street to its south. To its west it abuts the eastern side of Highgate Cemetery and to its east, Dartmouth Park Hill runs north to south and forms the borough boundary with Islington. The existing block has two poles attached to the side elevation, one which holds a satellite dish and one that holds a TV aerial.

The site itself is a flat roofed three storey block of flats located in the Dartmouth Park Conservation Area. The site is locally listed (ref: 291) and is identified in the Dartmouth Park Conservation Area Character Appraisal and Management Plan as making a positive contribution to the conservation area.

Relevant History

Whittington Estate; 1- 81 Stoneleigh Terrace, 1-71 Sandstone Place, 1-24 Retcar Close & 1-97 Lulot Gardens, London N19 5TT

2003/2395/P - Certificate of Lawfulness for a proposed schedule of works including external refurbishment, redecoration, window repairs, door replacements and landscaping. **Granted 11/12/2003**

2011/2143/P - Installation of 2 communal satellite dishes, a new antenna with associated equipment cabinet and new external cable runs to each block of residential flats on the Highgate New Town Estate (Class C3). **Granted 28/06/2011**

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage

Camden Planning Guidance

- CPG Amenity (2021)
- CPG Design (2021)

Conservation Statements / Neighbourhood Plans:

- Dartmouth Park Conservation Area Character Appraisal and Management Plan (2009)
- Dartmouth Park Neighbourhood Plan (2020)
- DC2: Heritage Assets
- DC3: Requirement for Good Design
- DC4: Small residential extensions

Draft Camden Local Plan (2024)

The Council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1.0 Proposal

1.1 The proposal involves the fitting of one wireless network antenna to the top of an existing TV aerial pole located on the roof of the terrace building. The antenna would be connected to the CCTV system in operation on the estate. The antenna measures approximately 85mm x 105mm.

Revisions

1.2 The scheme has been amended during the course of the application. A pole and associated antenna attached to the rear elevation is no longer required and has subsequently been removed from the proposed scope of works. Therefore, only one antenna will be located on an existing pole with a TV aerial already on it, located on the flank elevation between the blocks.

1.3 The principal planning considerations for the proposal are:

- Design and Heritage
- Amenity

2.0 Design and Heritage

2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within Policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

2.2 The Dartmouth Park Neighbourhood Plan also seeks to preserve or enhance the character of the Dartmouth Park Conservation Area in policy DC2, where it also seeks to only permit development on locally listed properties that is designed to a high standard. Policy DC3 also re-emphasises this by requiring developments demonstrate good design and integrate with the local context. Furthermore, policy DC4 supports proposals for small residential developments provided they do not harm the amenity of neighbouring properties and is sensitive to and respects the overall character and appearance of the street scene.

2.3 The Dartmouth Park Conservation Area sets out (Sub Area 5) that the negative views in this sub area are satellite dishes and seeks that all work to existing buildings preserve or enhance the character or appearance of the conservation area.

2.4 The proposal seeks to add a small antenna to an existing TV aerial pole on the side elevation of the central of the five blocks which forms Stoneleigh Terrace. The antenna measures 105mm x 85mm and is smaller than the existing TV aerial and dish antenna.

2.5 The antenna would be attached to an existing pole with a TV aerial, and the antenna itself would have a diminutive size significantly smaller than the existing TV aerial and dish antenna attached to the existing poles on the roof. In this context the proposed antenna would not be readily perceptible in the context of the existing equipment and would not adversely impact on the architectural significance of the estate building. Council's Conservation Officer is also satisfied that this small addition to an existing TV aerial will not cause harm to the locally listed building, nor the character or appearance of the Dartmouth Park Conservation Area. As such it is considered in accordance with policies D1 and D2 of the Camden Local Plan and policies DC2 and DC3 of the Dartmouth Park Neighbourhood Plan.

3.0 Amenity

3.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents, which includes factors such as privacy, overlooking and outlook.

3.2 Policy DC4 of the Dartmouth Park Neighbourhood Plan supports proposals for small residential

developments provided they do not harm the amenity of neighbouring properties and is sensitive to and respects the overall character and appearance of the street scene.

- 3.3 The proposed antenna does not make any noise and does not emit any light as it is used to link up the CCTV system on the estate. As such the proposed antenna is not considered to cause any harm to the amenity of local residents living near to the site and is therefore in accordance with policy A1 of the Camden Local Plan and policy DC4 of the Dartmouth Park Neighbourhood Plan.

4.0 Biodiversity Net Gain

- 4.1 Based on the information available, this proposal would not require the approval of a BNG Plan before development is begun because the proposal is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

5.0 Conclusion

- 5.1 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 5.2 As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

6.0 Recommendation

Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 26th May 2025, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2025/0770/P
Contact: John Nicholls
Tel: 020 7974 2843
Email: John.Nicholls@camden.gov.uk
Date: 19 May 2025

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

TPM Studio
190 New North Road
Unit 11, Building 2
London
N1 7BJ

Dear Sir/Madam,

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

31-46 & 48 Stoneleigh Terrace
London
N19 5TZ

Proposal: Installation of one wireless network antenna on an existing antenna pole and associated cabling

Drawing Nos: (1208-P)100; 101; 300, 301; 302; 310 Rev 1; 311 Rev 1; 312 Rev 1 and 800 Rev 1

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: (1208-P)100; 101; 300, 301; 302; 310 Rev 1; 311 Rev 1; 312 Rev 1 and 800 Rev 1

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not “major development” and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a “Biodiversity Gain Site”.
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
 - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

5 + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

- 6 When the works related to this planning approval are undertaken, attempts should be made to remove any redundant dishes, cabling or other paraphernalia from the roof of the block in question.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer