



Appeal Decision

Site visit made on 30 October 2020

by Steven Hartley BA (Hons) Dist.TP (Manc) DMS MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 10 November 2020

Appeal Ref: APP/E5330/W/20/3248733

Kidbrooke Park Road, Kidbrooke, Blackheath, London SE3 9PL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by MBNL against the decision of the Royal Borough of Greenwich.
 - The application Ref 19/2736/F dated 2 August 2019, was refused by notice dated 11 December 2019.
 - The development proposed is the installation of a 20-metre monopole, 12 No antenna apertures, equipment and cabinets, the removal of the existing 12.2 metre monopole, 3 No antennas, redundant equipment cabinets and development ancillary thereto.
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Decision

1. The appeal is allowed and planning permission is granted for the installation of a 20 metre monopole, 12 No antenna apertures, equipment and cabinets, the removal of the existing 12.2 metre monopole, 3 No antennas, redundant equipment cabinets and development ancillary thereto at Kidbrooke Park Road, Kidbrooke, Blackheath, London, SE3 9PL in accordance with the terms of the application Ref 19/2736/F, dated 2 August 2019, subject to the following conditions:
 - i. The development hereby permitted shall begin no later than three years from the date of this decision.
 - ii. The development hereby permitted shall be carried out in strict accordance with the following approved plans:
002 (Site Location Plan), 100 (Existing Site Plan), 150 (Existing Elevation A), 215 (Max Configuration Site Plan - Sheet 1), 216 (Max Configuration Site Plan - Sheet 2), 265 (Max Configuration Elevation - Sheet 1), 266 (Max Configuration Elevation - Sheet 2), Connected Growth Manual, Covering Letter Dated 02/08/2019, Declaration of Conformity,

Letter Dated 07/03/2019, MBNL 5G Details and Supplementary Information.

- iii. The existing monopole, associated cabinets and equipment located on the eastern side of Kidbrooke Park Road and shown in drawing nos:
100 (Existing Site Plan)
150 Existing elevation A
215 Max Configuration Site Plan - Sheet 1
265 Max Configuration Site Plan - Sheet 1
shall be removed from the site and the land restored to its previous condition, within two months of the approved development becoming operational.
- iv. The proposed monopole and associated cabinets and equipment shall be coloured light grey.

Main Issue

2. The main issue is the effect of the development upon the character and appearance of the area.

Reasons

3. Within this part of Kidbrooke Park Road there are vertical features including streetlights and traffic lights, albeit significantly less tall than what is now proposed. The highway forms part of the Council's priority (red) route network and the overall character and appearance of the area is one of a busy urban environment. The area already includes the existing telecommunications pole and associated cabinets.
4. While the proposed monopole would be taller than the one which it would replace and would also be taller than the existing streetlights, it would be seen against a background of mature trees which would help to soften and camouflage its presence when viewed within the street scene. I reach this conclusion in the knowledge that, at certain times of the year, when the deciduous trees are without leaf, the development would be more visible than at other times of the year.
5. While the pole would be accompanied by associated cabinets at its base, these would be off-set by the removal of those associated with the current monopole. The pole and cabinets would reduce the width of the existing footpath to some 2 metres, but there would still be sufficient space for pedestrians, including those with prams, to pass: this view which is shared by the Council's highways officer.
6. Taking into account the width and height of the proposed monopole, when seen against both the mature trees and the sky, together with the associated cabinets, I find that this development would not look materially out of place in the street-scene.
7. The proposal would have some positive social and economic benefits in terms of 5G rollout and it would meet telecommunication technical requirements. It is of note that paragraph 112 of the National Planning Policy Framework (the Framework) states that '*advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being*'.

8. On balance, I conclude that the visual appearance of the development when coupled with the social and economic benefits arising from it, mitigated by the removal of the existing apparatus, would not significantly harm the character and appearance of the area.
9. Therefore, subject to the imposition of planning conditions, the development would accord with the design requirements of policies 7.4 and 7.6 of the London Plan 2016 (LP), together with those of policy DH1 of the Royal Greenwich Core Strategy 2014 (CS). It would also be in accordance with policy DH (c) of the CS concerning the requirements for telecommunication development and with paragraph 20 and Chapter 12 of the Framework.

Conditions

10. I have imposed the standard time condition as well as a condition relating to the approved plans for certainty.
11. I have included a condition to ensure that the existing telecommunication pole and associated equipment is removed from its site as soon as the proposed development is commissioned and a condition relating to the colour of the monopole in the interests of the visual appearance of the area.

Conclusion

12. For the reasons outlined above, I conclude that the appeal should be allowed.

Steven Hartley

INSPECTOR