



Appeal Decision

Site visit made on 22 February 2022

by R Sabu BA(Hons), MA, BArch, PgDip, RIBA, ARB

an Inspector appointed by the Secretary of State

Decision date: 1st April 2022

Appeal Ref: APP/G5750/W/21/3284662

Beckton Pumping Station, Gallions Roundabout, Woolwich Manor Way, Beckton, London E6 7AB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Telefonica UK Limited (on behalf of Cornerstone) against the decision of London Borough of Newham.
 - The application Ref 21/00364/FUL, dated 15 February 2021, was refused by notice dated 12 April 2021.
 - The development proposed is the replacement of the existing 15m monopole with a new 20m monopole, accommodating 12no. antennas, 4no. microwave dishes, the replacement/installation of equipment within the existing cabin, along with ancillary works.
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Decision

1. The appeal is allowed and planning permission is granted for the replacement of the existing 15m monopole with a new 20m monopole, accommodating 12no. antennas, 4no. microwave dishes, the replacement / installation of equipment within the existing cabin, along with ancillary works at Beckton Pumping Station, Gallions Roundabout, Woolwich Manor Way, Beckton, London E6 7AB in accordance with the terms of the application, Ref 21/00364/FUL, dated 15 February 2021, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 100B, 201E and 301E.
 - 3) Prior to the commencement of works a construction management plan and service strategy shall be submitted to and approved in writing by the local planning authority.
 - 4) No above ground development shall commence until details of the finished colour of the equipment hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Main Issue

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

Reasons

3. The site lies on a roundabout in an area characterised by a mix of uses and a variety of building forms and heights. During my site visit I also observed a number of tall buildings under construction. The existing monopole and another nearby on the roundabout are visible from a number of viewpoints. The Docklands Light Railway (DLR) line runs at high level near the roundabout and there is an illuminated advertisement screen nearby. As such these elements together result in a varied and utilitarian local character.
4. The Gallions Pumping Station is a locally designated heritage asset. Given the proximity of the site, it lies within the setting of the pumping station. There is little evidence before me regarding the significance of the pumping station. However, from my observations during the site visit, the significance appears to lie in its unusual form given the use.
5. The proposed monopole would be taller with a greater massing than the one it would replace. As such, it would be more visible than the existing monopole. However, the scheme would be viewed against a backdrop of the DLR line, tall buildings including those under construction as well as the modern university building and the other equipment and advertising on the roundabout. Therefore, the proposal would not be out of keeping with the local character.
6. In addition, given the functional use and appearance of the pumping station, the proposal would not be out of keeping with this building and would not result in an adverse effect on its significance compared with the existing monopole.
7. Consequently, the proposed development would not harm the character and appearance of the area. Therefore, it would not conflict with Policies S1, S5, SP1, SP3, SP5 and SP7 of the Newham Local Plan 2018 which seeks new development that is well integrated with its surrounds, high quality development, to better recognise, conserve and enhance heritage assets, and good urban design, among other things.
8. The scheme would also not conflict with the aims of Policies D1, D3, D4, D8 and HC1 of The London Plan The Spatial Development Strategy For Greater London March 2021 which together seek development that enhance local context, are of high quality design, ensure a mutually supportive space between public realm and their surrounding uses and conserve the significance of heritage assets.

Other Matters

9. I note the evidence regarding the general benefits of the provision of 4G and 5G services. Given my findings on the main issue, these matters have not altered my overall decision.

Conditions

10. The standard conditions relating to commencement and specifying plans are necessary in the interests of certainty. A condition regarding a construction management plan is necessary in the interests of highway safety and needs to be pre-commencement as it would affect the early stages of development. A condition relating to the colour of the proposal is also necessary to safeguard the character and appearance of the area.

Conclusion

11. For the reasons given above, the appeal should be allowed.

R Sabu

INSPECTOR