

**Planning Permission 11/02472/FUL  
at  
Proposed Telecommunications Cabinet 1 Metres  
West Of  
3A Henderson Place  
Edinburgh**

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**Development Management Sub-Committee  
of the Planning Committee**

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**1 Purpose of report**

To consider application 11/02472/FUL, submitted by Openreach. The application is for: **1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm).**

It is recommended that this application be **GRANTED** subject to the conditions below.

**2 The Site and the Proposal**

**Site description**

The application site is at the rear of the pavement on the east side of Henderson Place.

The site is located directly next to an existing cabinet and an under ground junction box. There is also an existing lamppost adjacent to the site.

This property is located within the New Town Conservation Area.

## **Site History**

There is no relevant planning history for this site.

## **Pre-Application Process**

Pre-application advice was given regarding the principle of the application.

## **Description Of The Proposal**

It is proposed to install a freestanding dark green coloured telecommunications equipment cabinet. It would measure 0.75 metres wide by 0.407 metres deep by 1.408 metres high. The cabinet is required as part of an upgrade that will be used to provide high speed broadband services to residents and businesses in the area. The cabinet requires to be connected to the existing telecommunications apparatus including the underground junction box.

The applicant has provided a supporting statement which is available on the Planning and Building Standards Portal.

## **3. Officer's Assessment and Recommendation**

### **Determining Issues**

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

### **ASSESSMENT**

To address these determining issues, the Committee needs to consider whether:

(a) the proposals will adversely affect the character and appearance of the conservation area; and

(b) the proposal has implications for road safety.

(a) The New Town Conservation Area Character Appraisal in describing the streetscape states *Edinburgh has a tradition of robust and well designed*

*street furniture: for instance the cast iron police boxes and road lamps designed by the City Architect, E J MacRae, in the 1930s to complement Edinburgh's classical architecture. Where these items occur, they make an important contribution to the quality of the area.*

*They can also provide a pattern for new furniture.*

*Unfortunately, there is a plethora of street signs, guard rails, parking meters and road markings that visually detract from the elegant layout of the conservation area.*

*Further clutter such as cable TV equipment boxes, TV aerials and alarm boxes add to the detracting of the classical layout.*

Whilst telecommunications cabinets have been highlighted as an item of street furniture that are seen to detract from the character and appearance of the streetscape, they are nevertheless a vital component in telecommunications operations and careful consideration to how they fit in with the surrounding streetscape is required.

The immediate area has items of street furniture and the proposed cabinet is set against the rear of a footpath against a stone wall. Whilst there are some items of street furniture in the vicinity, the cabinet is a minor addition. The proposed green colour is not obtrusive and in this context will be in keeping with existing cabinets in the surrounding area.

The proposals will not adversely affect the character and appearance of the conservation area or World Heritage Site.

Whilst the proposal falls within an area of Historic Garden/Designed Landscape on the proposals map, there are no gardens within the immediate area that will be affected by the proposals.

(b) Transport Planning has no objections to the proposal.

There are no implications for road or public safety.

In conclusion the proposal complies with the development plan and the relevant non-statutory guidance, preserves the character and appearance of the conservation area and would not prejudice road/public safety. There are no material considerations which outweigh this conclusion.

As the proposal does not involve the erection of a telecommunications mast or antenna, an ICNIRP declaration is not required.

As the council is the land owner, it has an interest in this application and a Committee decision is required.

It is recommended that the Committee approves this application.

## **REASON FOR DECISION**

The proposal complies with the development plan, relevant non-statutory guidelines and there is no significant impact on character or appearance of the conservation area or road safety.

**John Bury**  
Head of Planning

<b>Contact/tel</b>	Ross Middleton on 0131 529 6127
<b>Ward affected</b>	A05 - Inverleith
<b>Local Plan</b>	Edinburgh City Local Plan
<b>Statutory Development Plan Provision</b>	Urban Area
<b>Date registered</b>	28 July 2011
<b>Drawing numbers/ Scheme</b>	01 - 04

**Advice to Committee Members and Ward Councillors**

The full details of the application are available for viewing on the Planning and Building Control Portal: [www.edinburgh.gov.uk/planning](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Paul Devaney on 0131 529 3519.  
Email: [paul.devaney@edinburgh.gov.uk](mailto:paul.devaney@edinburgh.gov.uk).

If this application is not identified on the agenda for presentation and you wish to request one at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting. Contact details can be found in the Committee agenda papers.

**Application Type** Planning Permission  
**Application Address:** Proposed Telecommunications Cabinet 1 Metres West Of  
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## Consultations, Representations and Planning Policy

### Consultations

**Transport Planning**

*I have no objections.*

### Representations

The application was advertised on 12th August 2011 and attracted one letter of representation. The objection was based on the grounds that the proposal would have a detrimental impact on the streetscene and the appearance of the conservation area. This is addressed in Section a).

***Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.***

### Planning Policy

The proposal site is located in an Urban Area and within the New Town Conservation Area, as designated within the Edinburgh City Local Plan.

### Relevant Policies:

#### **Relevant policies of the Edinburgh City Local Plan.**

Policy Env 6 (Conservation Areas Development) sets out criteria for assessing development in conservation areas.

Policy Inf 5 (Telecommunications) sets criteria for assessing telecommunication developments.

## **Relevant Non-Statutory Guidelines**

**Non-statutory guidelines** on "RADIO TELECOMMUNICATIONS" set out detailed guidance for the siting and design of masts, antennas, cabins and equipment in all locations, with special reference to listed buildings and other sensitive situations.

**The New Town Conservation Area Character Appraisal** states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

## Appendix B



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### Conditions/Reasons associated with the Recommendation

#### Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

#### Conditions

1. In the event that equipment becomes obsolete or redundant it must be removed and the site reinstated to the satisfaction of the Planning Authority within 3 months from that date.

#### Reasons

1. To minimise the level of visual intrusion, and ensure the reinstatement of the site to a satisfactory standard.

### INFORMATIVES

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.

3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

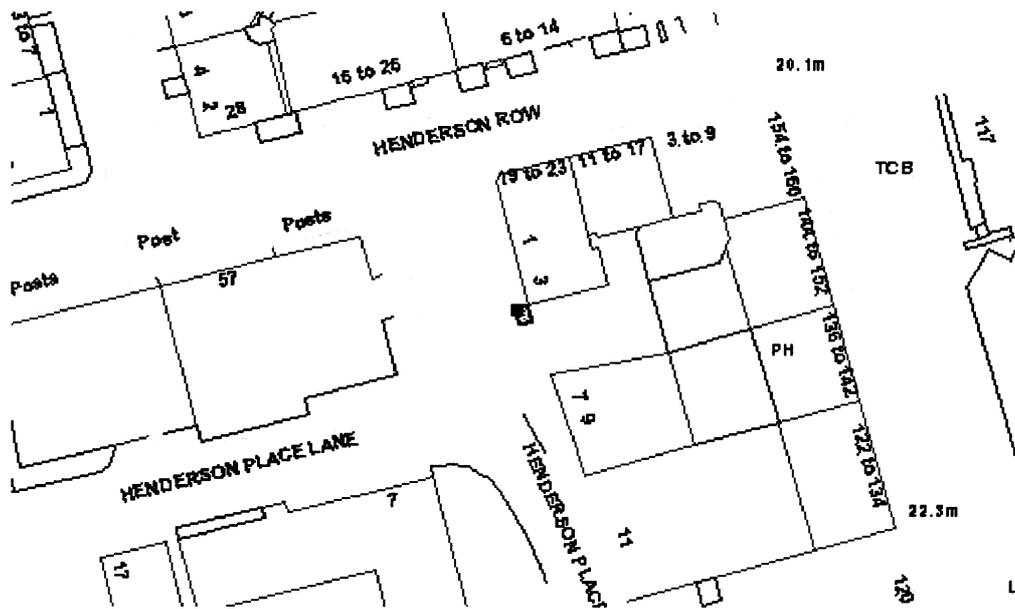
**End**

## Appendix C

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### Location Plan

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