

Application ref: 2023/2509/P  
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Date: 1 August 2023

**Development Management**  
Regeneration and Planning  
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WC1H 9JE

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Clarke Telecom  
Unit E  
Madison Place  
Northampton Road  
Manchester  
M40 5AG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Existing base station**  
**Bedford House**  
**125 - 133 Camden High Street**  
**London**  
**NW1 7JR**

Proposal: Replacement of 6 x antennas with 6 x new antennas at the rooftop base station of Bedford House.

Drawing Nos: 100, rev A; 200, rev C; 201, rev B; 300, rev B; 301, rev D; 302, rev B; 303, rev B; 304, rev B; 305, rev C; 306, rev B; 307, rev C; 410, rev A; 411, rev A; 412, rev A; Cover letter prepared by Clarke Telecom dated 14/04/2023; ICNIRP Compliance Clarification letter, prepared by Clarke Telecom dated 31/01/2023; Supplementary Information prepared by Clarke Telecom

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 100, rev A; 200, rev C; 201, rev B; 300, rev B; 301, rev D; 302, rev B; 303, rev B; 304, rev B; 305, rev C; 306, rev B; 307, rev C; Cover letter prepared by Clarke Telecom dated 14/04/2023; ICNIRP Compliance Clarification letter, prepared by Clarke Telecom dated 31/01/2023; Supplementary Information prepared by Clarke Telecom

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 policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 The apparatus hereby approved shall be removed from the building as soon as reasonably practicable when no longer required.

Reason: In order to minimize the impact on the appearance of the building and local environment in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The colour of the proposed antenna shall match as closely as possible the background, or the part of the building to which it is attached. The supporting mount shall be designed to be as unobtrusive as possible, and should be painted the same colour as the antenna.

Reason: In order to minimize the impact on the appearance of the building and local environment in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal is to upgrade the existing telecommunications site at the roof of Bedford House. Specifically, the proposal involves removing 6 x existing antennas and replacing with 6 x new antennas. The antenna would be grouped in twos and be positioned at the north-western (rear) corner of the building, and the north-east and south-east (front) corners fronting onto Camden High Street. The rear antennae would be attached to an existing free standing frame, and the front groups of antennae would be attached to new free standing frames.

The site identified as a 'Negative building' within the Camden Town Conservation Area, which detracts from the character or appearance of the Conservation Area. As such, the provision of utilitarian equipment attached to the host building would cause a limited degree of harm to the character and appearance of the building. While the antenna would be positioned so that they

would be at a prominent location on the building, being positioned at roof level of a four storey building, which is itself located within a busy street setting, the antenna would not be overly noticeable to passerby's in this context.

The removal of a number of the existing antenna attached to the flank elevations of the building at roof level, would also go some way in mitigating the harm of the new rooftop antenna. The antenna would also be finished in a recessive grey colour to reduce their visual impact within the landscape.

Overall, the location and form of the antenna would remain broadly in character with the existing antenna to be removed. The antenna and support structures would not cause unacceptable harm to the character and appearance of the host building or Camden Town Conservation Area.

In accordance with NPPF guidance on locating telecom equipment, the new equipment is sharing an existing site and is replacing some equipment. The applicant has demonstrated that the equipment is needed for to provide enhanced 2G, 3G and 4G coverage and capacity and new 5G coverage at the selected site location, and that no other viable site is located nearby. Therefore, it is considered that there is sufficient justification for the proposed replacement equipment in this location and that, in accordance with NPPF guidance on heritage assets, the public benefits of the proposal outweigh any limited harm that may possibly be caused to the Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The size and location of the new equipment is not considered to cause any new adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy. There will be no impact on public health as the application is supported by an ICNIRP Declaration which demonstrates that the equipment meets national safeguards on emission levels in accordance with government guidelines.

Therefore the proposal is considered acceptable in terms of its siting and appearance.

No objections were received prior to making this decision. One comment was received advising of the health effects of telecommunications facilities and noted Council's obligations in considering the public health effects in relation to telecommunications facilities. As discussed in preceding sections of this report, the submitted ICNIRP Declaration demonstrates that the equipment meets national safeguards on emission levels in accordance with government guidelines. The planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy

Framework 2021.

- 2 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).
- 3 You are reminded of the need to ensure that the apparatus shall be removed as soon as reasonably practicable when no longer required, in accordance with condition A.2(2) of Part 24 of the Town & Country Planning (General Permitted Development) Order (as amended).
- 4 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.
- 5 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](http://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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new *submission form* (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope  
Chief Planning Officer