

Application ref: 2021/5339/P
Contact: Tony Young
Tel: 020 7974 2687
Email: Tony.Young@camden.gov.uk
Date: 1 October 2023

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/planning

Blue Clarity
54A Main Street
Newcastle
Co.Down
BT33 0AE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**164 Shaftesbury Avenue
London
WC2H 8HL**

Proposal:

Installation of electronic communications equipment on rooftop comprising 6 x antennas and 2 x dishes on tripod structures, fixed to steel grillage and plinth on plant room roof, and ancillary works.

Drawing Nos: Pack A drawings - 200 rev A, 201 rev A, 400 rev A, 500 rev A, 501 rev A, 502 rev A; Pack C drawings - 100 rev B, 101 rev B, 300 rev A, 301 rev B, 302 rev A, 303 rev A, 304 rev A, 305 rev A, 306 rev A, 307 rev A; Photomontage (CTIL 235679_20_TEF 80187) received 25/11/2022; Cover letter from Cornerstone (ref. CTIL_235679_20_TEF_80187) dated 19/10/2021; Site Specific Supplementary Information from Cornerstone dated 28/10/2021; ICNIRP Conformity Declaration and Letter (ref. 80187 / NGR E:530014, N:181123) dated 18/10/2021; Radio Planning and Propagation information from Cornerstone (V.6) dated 15/04/2021; Developer's Notice from Cornerstone dated 28/10/2021; Health and Mobile Phone Base Stations information from Cornerstone (V.4) dated 11/05/2021; Rooftop Deployment Constraints and Solutions information from Cornerstone received 01/11/2021; 5G Masts & Health Fact Sheet from Mobile UK received 01/11/2021.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed development, in the absence of a S106 legal agreement securing a clear and agreed framework and timetable for the decommissioning of an existing site (no. 125 Shaftsbury Avenue) so that it is no longer in operational use and for the timely removal of all associated apparatus from the rooftop and any other parts of the site, would be likely to contribute unacceptably in combination with the application site to an unnecessary and unsightly over-proliferation of electronic communications equipment in the locality, which would adversely impact on the character and appearance of both sites and buildings, the wider local environment, including the conservation areas (Seven Dials (Covent Garden) and adjacent Denmark Street), as well as, being harmful to the special architectural and historic interest of nearby listed buildings and their settings, contrary to the requirements of policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that the reason for refusal attached to this decision notice could be overcome by entering into a Section 106 Legal Agreement in the context of a scheme that is acceptable in all other regards.

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



Daniel Pope
Chief Planning Officer