

Application ref: 2023/2443/P  
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Date: 2 November 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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London  
WC1H 9JE

Phone: 020 7974 4444

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Waldon Telecom Ltd  
Rosemount House  
Rosemount Avenue  
West Byfleet  
KT14 6LB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Highstone Mansions**  
**84 Camden Road**  
**London**  
**NW1 9DY**

Proposal:

Erection of 6 panel antennas, 2 dish antennas, and 2 equipment cabinets and installation of handrail on the roof.

Drawing Nos: 100, A; 200, A; 201, C; 300, A; 301, C; 302, A; 303, B; 304, A; 305, B; 306, A; 307, B; ICNIRP Declaration with Clarification Letter, prepared by Cornerstone, 12 June 2023; Full Planning Application Letter, prepared by Cornerstone, 12 June 2023; Predictive coverage plots, prepared by CTiL; Supplementary Information, prepared by Cornerstone, 12 June 2023

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, A; 200, A; 201, C; 300, A; 301, C; 302, A; 303, B; 304, A; 305, B; 306, A; 307, B; ICNIRP Declaration with Clarification Letter, prepared by Cornerstone, 12 June 2023; Full Planning Application Letter, prepared by Cornerstone, 12 June 2023; Predictive coverage plots, prepared by CTiL; Supplementary Information, prepared by Cornerstone, 12 June 2023

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 of the London Borough of Camden Local Plan 2017.

- 4 The colour of the proposed microwave 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 painted the same colour as the antenna.

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 of the London Borough of Camden Local Plan 2017.

- 5 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.

#### Informative(s):

- 1 Reasons for granting permission.

Permission is sought for new telecom equipment at the roof of the existing seven level mansion block building. The building is identified as making a positive contribution to the Regents Canal Conservation Area.

The antenna would be positioned in three groups on tripods with poles, at the north-western corner of the building adjacent to the road frontage, and at the north-eastern and south-eastern rear corners of the building. The cabinets would be positioned adjacent to the plant room/roof access, and would be set in from the edges of the building by at least 3m to minimise visibility from the public realm. The proposal originally sought to install a handrail at the roof parapet on the west and south elevations, however the proposal has since been redesigned to set the handrail back from the parapet by 1m.

The Council's Conservation Officer has advised that it is not considered that the environment is so unaltered as not to be able to absorb the proposed equipment without causing harm to the appearance of the conservation area due to additional clutter at roof level. The host building is both tall and large, and there are no listed assets in the vicinity. Visibility from the Regent's Canal walkway would not be possible from the south and, from the north, views would be largely obscured by street trees looking north and by existing buildings.

The applicant has confirmed that the site is required to ensure a quality service is provided to O2 customers who would otherwise experience low data rates and dropped calls. Seven alternative sites have been considered for the installation; however these were disregarded due to a range of constraints. The proposed site location is therefore considered the most appropriate in terms of balancing the need to provide effective coverage while minimising harm to the conservation area and street environment. Therefore, it is considered that there is sufficient justification for the proposed 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.

The antenna would be viewed as an ancillary element at the roof level of the building and would be finished in a recessive grey colour to reduce their visibility within the urban landscape. A condition would be attached to ensure the colour of the antenna matches the background or part of the building to which it would be attached to minimise visibility from the street. The antenna would not obscure any architectural features, and would appear as a minor, utilitarian roof top addition, which are not uncommon in urban settings. The cabinets and handrail would have limited visibility from the public-realm.

Overall, the heritage harm identified can be balanced against the public benefit of improving telecommunications services for the area where service improvements for 3G/4G and 5G coverage are required and would be provided in a way that causes the least harm practicable.

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 additional adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy. 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.

- 2 One objection has been received from Battlehome Limited, who are the freeholder owners and represent the long leasehold residential owners of the application building. The objection raises concerns about the visual impact of the proposed facility on the setting of the conservation area, as well as the

impact on proposed green infrastructure upgrades to the site. For the reasons outlined above, it is considered the applicant has considered an appropriate number of sites and have undertaken a robust assessment of alternative sites, and that the effects of the proposal on the conservation area are considered to be acceptable. Any conflict between the proposed telecommunications equipment and future potential green infrastructure upgrades would be a civil matter to be resolved between the applicant and the freeholder / owner.

Camden Broadway CAAC and Regents Canal CAAC were both consulted and no comments were received.

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 2023.

- 3 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).
- 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.

- 6 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).

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer