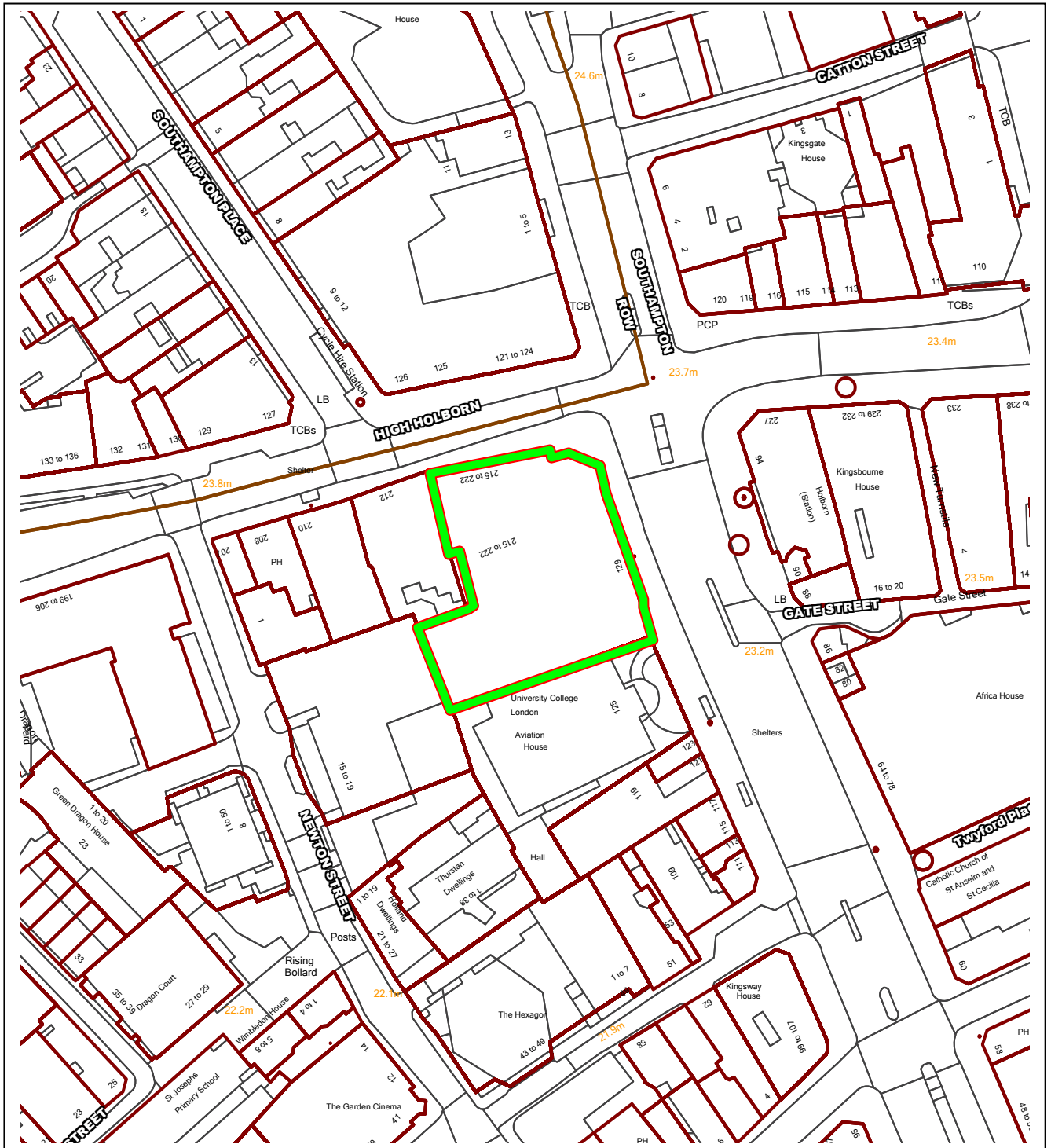


# Aviation House



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Photos for 2023/5036/P – Aviation House



Photo 1 (above): Aerial view (source: Google 3D)



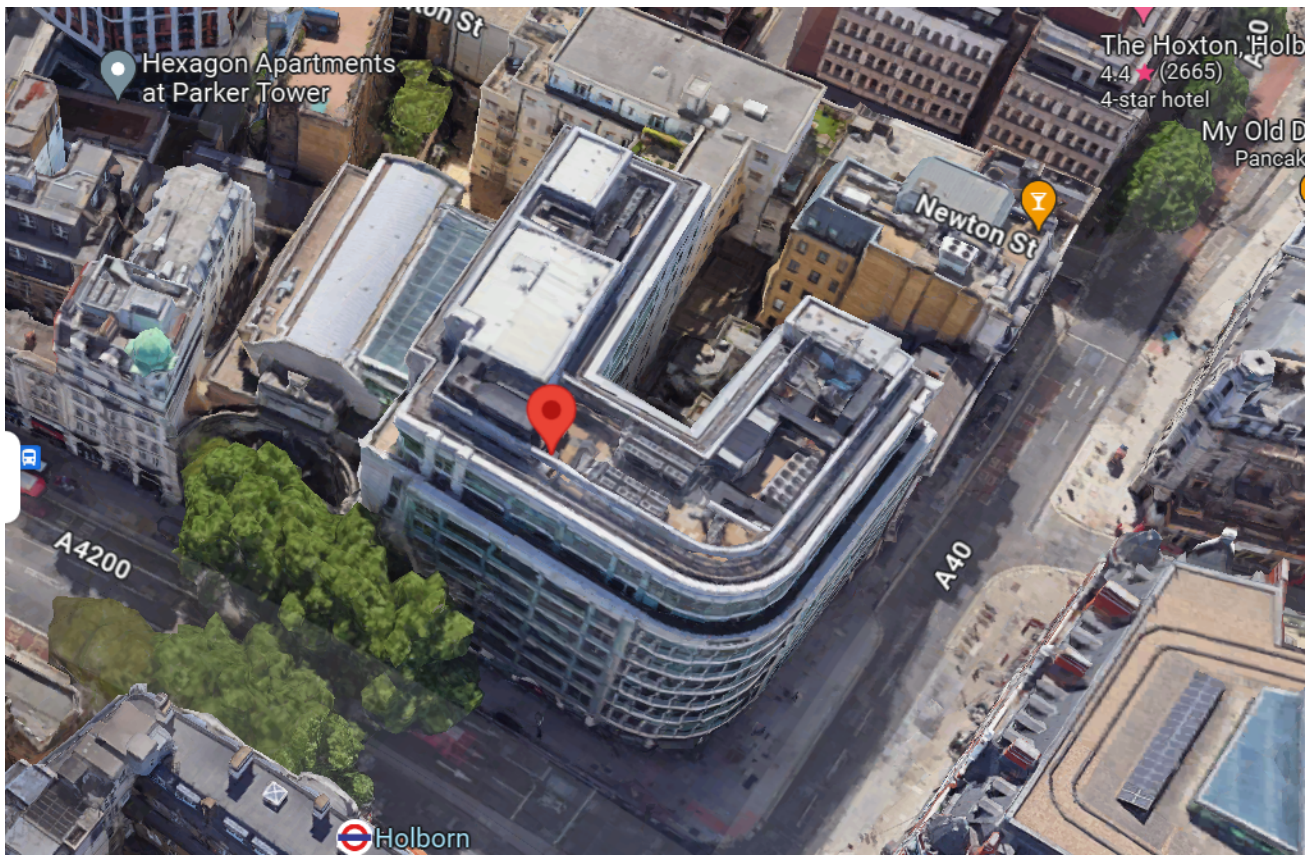


Photo 2 (above): Aerial perspective view (source: Google 3D)

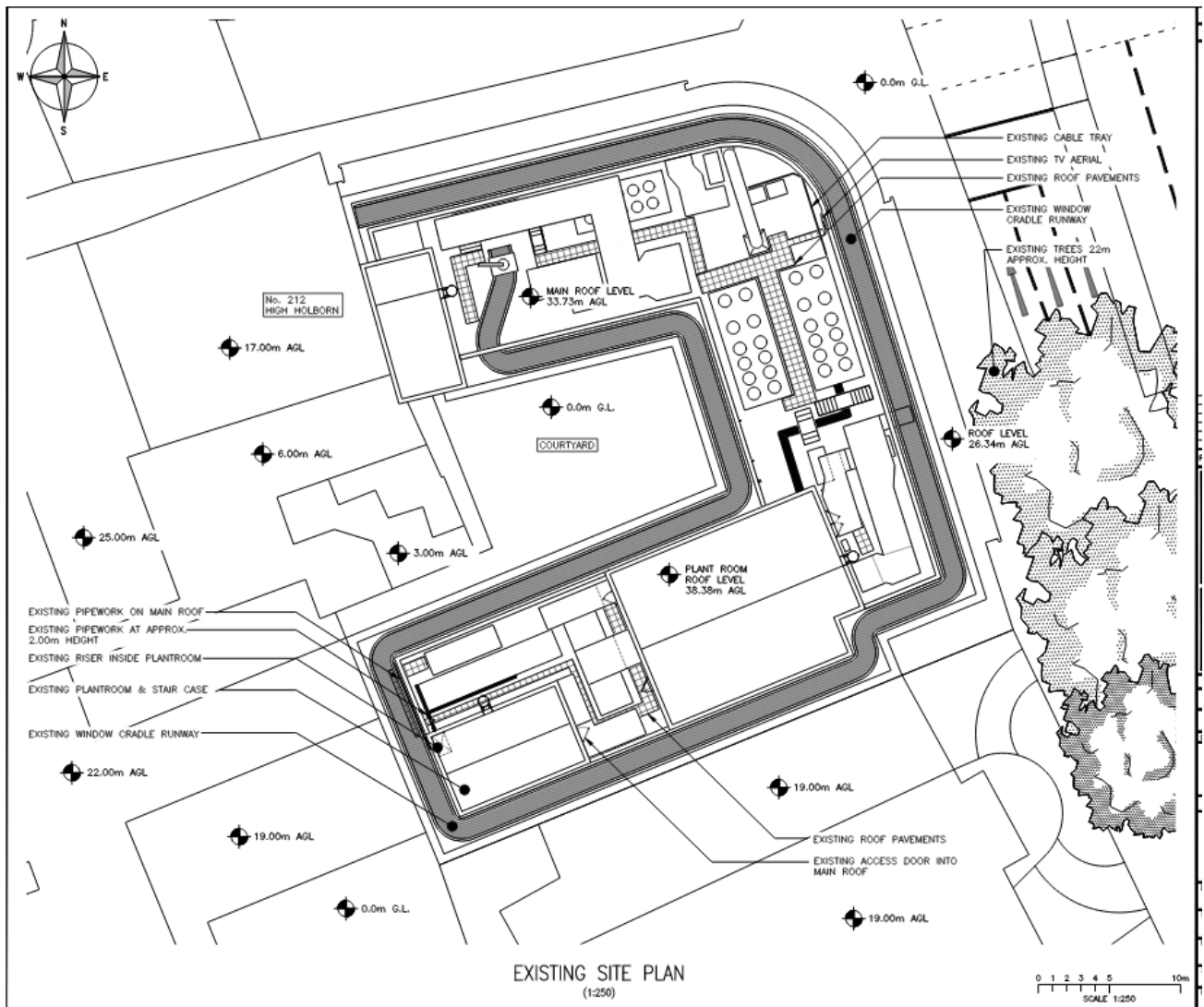


Photo 3 (above): Existing site plan (source: Existing drawings)

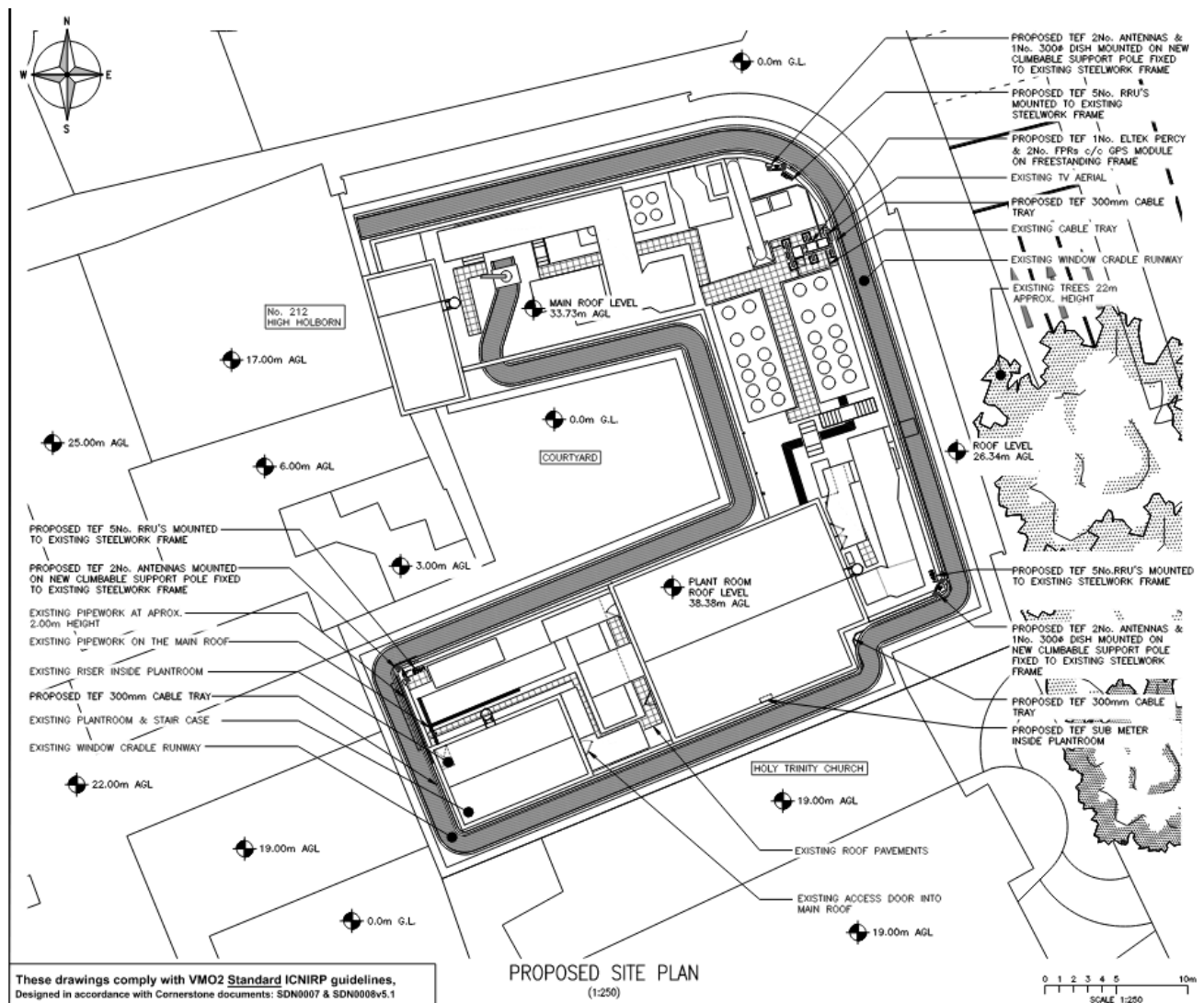


Photo 4 (above): Proposed site plan (source: Proposed drawings)

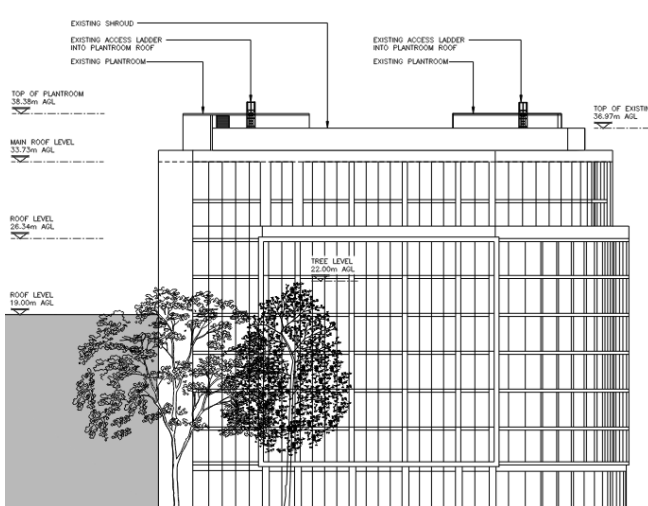


Photo 5 (above): Existing north east elevation (source: Existing drawings)

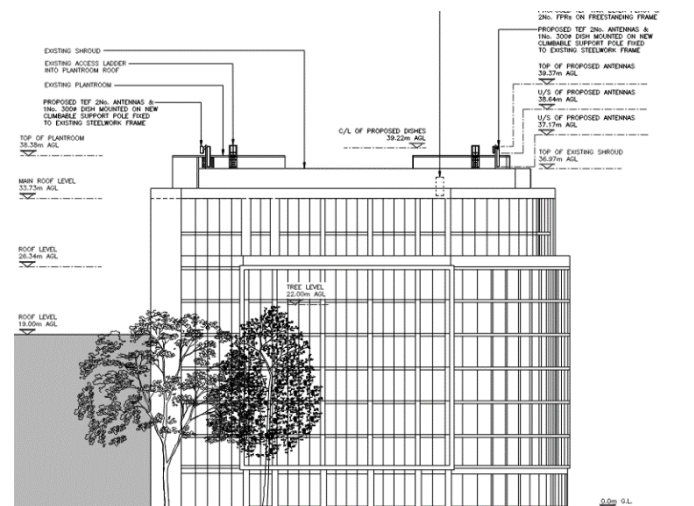


Photo 6 (above): Proposed north east elevation (source: Proposed drawings)

<b>Delegated Report</b> <b>(Members Briefing)</b>		Analysis sheet		Expiry Date:	22/01/2024
		N/A		Consultation Expiry Date:	13/03/2024
Officer				Application Number	
Lauren Ford				2023/5036/P	
Application Address				Drawing Numbers	
Aviation House Kingsway London WC2B 6NH				See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
<b>Proposal</b> Proposed rooftop telecommunications, including installation of 6x antennas on the new climbable support poles, 1x GPS module, 2x dishes, 3x cabinets, 1x sub meter (inside plantroom) and associated ancillary works.					
Recommendation:		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	<b><i>Refer to Draft Decision Notice</i></b>			
Informatives:				
<b>Consultations</b>				
Summary of consultation:	Site notices was displayed near to the site on the 19/01/2024 (consultation end date 12/02/2024).  The development was also advertised in the local press on the 25/01/2024 (consultation end date 18/02/2024).			
Adjoining Occupiers:	No. of responses	3	No. of objections	3
Summary of consultation responses:	<p>Three letters of objections (two of these three from the same address) were received by neighbouring residents. Their objections can be summarised as follows:</p> <ul style="list-style-type: none"><li>Concerned about the health impact that masts could have and strongly object to them being placed on the roof, so close to residential properties.</li><li>Object to the installation of rooftop telecommunications and related equipment on the grounds of possible health and safety implications.</li><li>Aviation House, formerly The Church of the Holy Trinity (built 1909), was listed grade II by English Heritage in 1974, thus we trust duly afforded historic significance and appropriate protection. Proposal is not in keeping with the purposes of such listing.</li></ul> <p><u>Officer's Response</u></p> <ul style="list-style-type: none"><li><i>Please refer to sections 2 (design and heritage) and 3 (amenity) of the report.</i></li><li><i>The portion of Aviation House that forms the application site is not listed. The listed portion (formerly The Church of the Holy Trinity) adjoins the application site to the south.</i></li></ul>			
Covent Garden Community Association (CGCA):	<p>The CGCA object on the following grounds:</p> <ul style="list-style-type: none"><li>Lack of information. There are no drawings to show elevations, nor images to show the appearance of this equipment lon the roof.</li><li>Site Specific Supplementary Information states “the proposed rooftop installation is a replacement site for an existing site share installation”. However, it does not say whether the new equipment will sit within the envelope of the existing equipment.</li><li>It is not possible to take a view as to whether the development will harm the conservation area to an extent that more than outweighs the public benefit of improved telecoms infrastructure.</li><li>Screening should be provided (attached as a planning condition) all around the equipment to improve its appearance.</li><li>The Site Specific Supplementary Information states “it is appreciated that the installation will be visible from some viewpoints within the locality” and that “it is recognised that these works may be considered to cause some harm to the character of Kingsway Conservation Area”. Screening will lessen this harm.</li></ul> <p><u>Officer Response:</u></p> <ul style="list-style-type: none"><li><i>Proposed elevations and other drawings considered suitable to assess the proposal were provided with the application.</i></li></ul>			



	<ul style="list-style-type: none"> <li>• <i>The proposal is for the replacement of an existing installation at Kingsway House that is to be decommissioned. As outlined in the supplementary information document, eleven alternative sites have been considered for the installation, however the other sites were discarded due to various constraints. Therefore, the equipment will not sit within the envelope of the existing equipment as it is to be located on a different site.</i></li> <li>• <i>Appropriate conditions have been included. Screening is not considered necessary in this instance.</i></li> </ul>
<b>Bloomsbury CAAC:</b>	The BCAAC were invited for consultation, and responded stating that they have no comment.
<b>Seven Dials CAAC</b>	The Seven Dials CAAC were invited for consultation however no response was received.



## Site Description

The application site comprises a nine storied building located on the corner of High Holborn and Kingsway. The site is within the Kingsway Conservation Area, and no listed buildings are affected.

While within a conservation area, the subject building is a more recent development, with limited historic character, and is not identified in the conservation area statement as making a positive contribution.

The surrounding area predominantly comprises other tall buildings also within the conservation area. Figure 1 below shows the approximate site boundary in red, and location of nearby listed buildings (shown in blue). As shown there are numerous listed buildings within the surrounding environment, including Grade II listed buildings that adjoins the site to the west (National Westminster Bank) and south (former church of the Holy Trinity).



Figure 1: Application site shown in red, with surrounding listed buildings identified through blue and green

## Relevant History

### Application Site:

**2014/0309/P:** *Installation of air conditioning condenser unit to 7th floor flat roof within existing plant enclosure. **Granted, 03/06/2014.***

### Surrounding Area:

**PSX0204387 (Kingsway House):** *The installation of a telecommunication base station comprising 6 panel antennas pole mounted. **Granted, 27/06/2002.***

**2004/0309/P (Victory House, 30-34 Kingsway):** *Installation of telecommunications equipment comprising of three panel antennae, two dishes, and one equipment cabinet located on the roof. **Granted, 17/03/2004.***

**2010/3111/P (New Penderel House, 283-288 High Holborn):** *Replacement of two existing*

telecommunications antennae with new ones on top of roof. **Granted, 04/08/2010.**

**2022/2797/P (77 Kingsway):** Installation of 3 antennas, a 300mm dish, a 600mm dish, 4 equipment cabinets and ancillary works at roof level. **Granted, 16/11/2022.**

## Relevant policies

**National Planning Policy Framework (2023)**

**The London Plan (2021)**

**Camden Local Plan (2017)**

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage

**Camden Planning Guidance:**

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Digital Infrastructure (2018)

**Conservation Statements:**

- Seven Dials (Covent Garden) Conservation Area Statement

### **Draft Camden Local Plan**

The Council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications which has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

## Assessment

### **1. The proposal**

- 1.1. The applicant is seeking planning permission for rooftop telecommunications including; 6x antennas, 1xGPS module, 2x dishes, 3x cabinets, 1x sub meter (inside plantroom) and associated ancillary works.
- 1.2. The proposed equipment would be located on the northeastern, south eastern, south western corner of the building, at roof level and would be set in from the edges of the building.

### **2. Design and Heritage**

- 2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area. Policies D1 and D2 are supported by the Council's Design and Digital Infrastructure CPG. The conservation area statement states *dishes are not normally acceptable where they are positioned on the main façade of a building or in a prominent position visible from the street.*
- 2.2. The antenna would be viewed as an ancillary element at the roof level of the building and a condition has been included requiring the colour of the antenna to match the background or part of the building to which it would be attached to minimise visibility, and that the equipment shall be

removed once it is no longer required. The antenna would protrude approximately 1.1m above the existing shroud, as shown through Figures 2 & 3 below, and due to their number and size, would not create significant visual clutter at roof level. 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 proposed equipment would have limited visibility from the public realm and would not harm the setting of nearby listed buildings as it would not be visible when viewed from the nearby listed buildings.

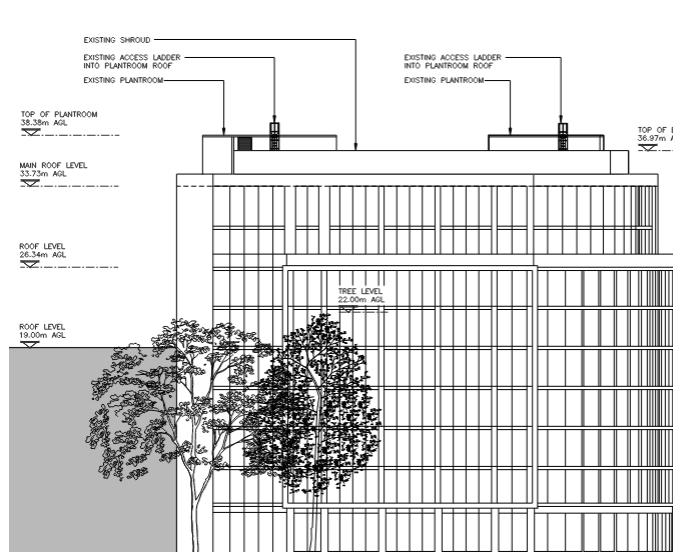


Figure 2: Existing northeast elevation

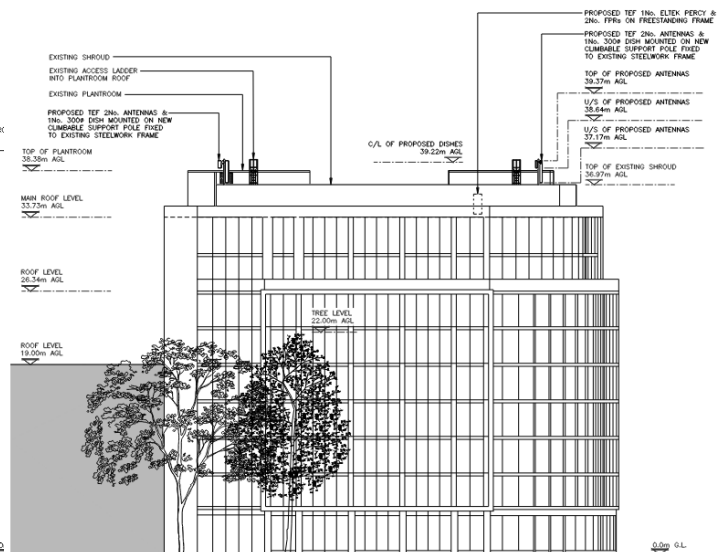


Figure 3: Proposed northeast elevation

- 2.3. While located in a conservation area, the subject building is a more recent development, with limited historic character and it is not identified in the conservation area statement as making a positive contribution. Further the subject building is both tall (nine storied) and large and is surrounded by other tall buildings. Given this, combined with the setback and limited height of the antennas, the potential for views of the proposal from the street is limited.
- 2.4. The NPPF requires Local Planning Authorities to keep the number of radio and electronic communications masts, and the sites for such installations to a minimum, consistent with the needs of consumers, the efficient operation of the network and to provide reasonable capacity for future expansion. The applicant has explored eleven alternative sites which 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.
- 2.5. The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character of appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERZ) 2013. The proposal would be in accordance with policies D1 and D2 of the Camden Local Plan 2017.

### 3. Amenity

- 3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenities of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. This is supported by the CPG Amenity.
- 3.2. It is considered that the proposed telecommunications equipment would not have any impact on privacy, outlook or either daylight or sunlight due to the scale, nature and location of development.

3.3. It is not considered that the development would lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policy A1 of the Camden Local Plan 2017.

#### **4. Supplementary Information**

4.1. The NPPF states in paragraph 117 of Chapter 10 (Supporting high quality communications) that any application for electronic communications development should be supported by the necessary evidence to justify the proposed development. This should include:

- a) The outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area; and*
- b) For an addition to an existing mast of base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection; or*
- c) For a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.*

4.2. The applicant has provided supplementary information confirming that St Joseph's Catholic Primary School which is in close proximity to the site was consulted, with no response received. The site is not located within 3km of an aerodrome or airfield and as such the Civil Aviation Authority and Secretary of State have not been notified. A declaration of conformity with ICNIRP Public Exposure Guidelines has also been submitted.

#### **Public Health**

4.3. In support of this application, an ICNIRP Declaration was submitted which certifies that the proposed equipment is designed to be fully compliance with the precautionary guidelines set by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). This is an independent body of scientific experts established by the International Radiation Protection Association. As such, the equipment is not anticipated to have any direct impact on public health.

4.4. It is noted that that objections mentioned impacts on public health. Paragraph 116 of the NPPF states that local planning authorities must determine applications on planning grounds only, and that does not give any scope for local planning authorities to determine health safeguards beyond compliance with ICNIRP guidelines.

4.5. The Council also notes the significant amount of advice and information available on health issues that concludes that mobile phone base stations do not pose any health risks to people, including children. This advice includes, amongst others, reports from Public Health England in 2019, the Finnish Radiation and Nuclear Safety Authority in 2019, and the Norwegian Radiation and Nuclear Safety Authority in 2019, all of which conclude that there is no evidence that exposure to radio frequency within agreed guideline levels is harmful to public health.

#### **5. Public Benefits**

5.1. The applicant has provided relevant information demonstrating the public benefits arising from the provision of 5G telecommunications. These include the likes of improving economic competitiveness and greater social inclusion through improved digital connectivity.

5.2. It is considered that the proposal would provide public benefits to residents and business in Camden. These benefits have been taken into account when coming to a decision.

## **6. Recommendation**

### **6.1. Grant conditional Planning Permission**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 25<sup>th</sup> March 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Application ref: 2023/5036/P  
Contact: Lauren Ford  
Tel: 020 7974 3040  
Email: [Lauren.Ford@camden.gov.uk](mailto:Lauren.Ford@camden.gov.uk)  
Date: 21 March 2024

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

WHP Telecoms Limited  
1a Station Court  
Station Road  
Guiseley  
Leeds  
LS20 8EY

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**Aviation House**  
**Kingsway**  
**London**  
**WC2B 6NH**

# DECISION

#### Proposal:

Proposed rooftop telecommunications, including installation of 6x antennas on the new climbable support poles, 1x GPS module, 2x dishes, 3x cabinets, 1x sub meter (inside plantroom) and associated ancillary works.

Drawing Nos: 100 A, 101 A, 200 A, 201 A, 300 A, 301 A, 302 A, 303 A, 304 A, 305 A, 306 A, 307 A, Clarification of the Declaration Letter 20th October 2023, Site Provider Letter 15th November 2023, Site Provider Letter England 15th November 2023, Site Provider Letter SP 15th November 2023, Full Planning Application Letter 17th November 2023, Industry Site Specific Supplementary Information 17th November 2023, Cornerstone Health and Mobile Phone Base Station Document.

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, 101 A, 200 A, 201 A, 300 A, 301 A, 302 A, 303 A, 304 A, 305 A, 306 A, 307 A, Clarification of the Declaration Letter 20th October 2023, Site Provider Letter 15th November 2023, Site Provider Letter England 15th November 2023, Site Provider Letter SP 15th November 2023, Full Planning Application Letter 17th November 2023, Industry Site Specific Supplementary Information 17th November 2023, Cornerstone Health and Mobile Phone Base Station Document.

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 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 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 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.

- 6 The cabinets hereby approved shall be given a stippled black paint finish within one month of being installed.

Reason: In order to prevent flyposting and minimise the impact on the streetscene and local environment in accordance with the requirements of requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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 and 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 sitting and appearance.

No objections were received following statutory consultation. The site's planning history was taken into account when making 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.

- 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 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.
- 4 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>.

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**