

Application ref: 2023/5476/P  
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Date: 3 July 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/planning](http://www.camden.gov.uk/planning)

Waldon Telecom Ltd  
West Lodge  
Station Approach  
West Byfleet  
KT14 6NG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Tribeca - The Apex**  
**2 - 6 St Pancras Way**  
**London**  
**NW1 0TB**

Proposal:

Proposed rooftop telecommunications facility, involving installation of 12 x panel antennas, 3 x dish antennas, and 5 x equipment cabinets.

Drawing Nos: 100, rev B; 200, rev A; 201, rev A; 300, rev A; 301, rev A; 302, rev A; 303, rev A; 304, rev A; 305, rev A; 306, rev A; 307, rev A; Supplementary Information prepared by Waldon Telecom Ltd, 26/12/2023; ICNIRP Declaration prepared by Waldon Telecom Ltd, ref. CA/CS 305482\_00/ VF 20207/ VMO2 95827, 28/12/2023;

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, rev B; 200, rev A; 201, rev A; 300, rev A; 301, rev A; 302, rev A; 303, rev A; 304, rev A; 305, rev A; 306, rev A; 307, rev A; Supplementary Information prepared by Waldon Telecom Ltd, 26/12/2023; ICNIRP Declaration prepared by Waldon Telecom Ltd, ref. CA/CS 305482\_00/ VF 20207/ VMO2 95827, 28/12/2023;

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 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 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 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 new mixed use 'Apex' building, currently under construction and part of a group of new and redeveloped buildings named 'The Tribeca', a purpose built life science campus.

The antenna would be positioned in 6 groups on tripods with poles, near the building's four corners at roof level. The cabinets would be positioned in a consecutive arrangement, located near the centre of the roof on a raised grille.

The proposed antennas would rise above the parapet level and plant enclosure. The principal views of the building are north and south on St Pancras Way, and from Regent's Canal. Elsewhere, the intervening presence of tall buildings largely obscures views of the appeal building, or limits views to narrow or partial glimpses between buildings in the foreground. No views would be possible from immediately below the building, owing to its height and the setback of the antennas from the roof edges.

While the antennas would be visible, including from long views along Regent's Canal, and disrupt the building's roof line, the antennas would appear as minor, ancillary installations when compared to the scale of the host building.

Moreover, given their slender form and setback position from the roof edge, the antennas would not have a significant effect on the appreciation of the distinctive facades of the buildings in the Tribeca complex, which would continue to draw the eye of the observer in the first instance.

The antenna 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.

The applicant has confirmed that the site is required to ensure a quality service is provided users of the VMO2 and Vodafone network who would otherwise experience low data rates and dropped calls. Nine 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 built environment and public spaces. Therefore, it is considered that there is sufficient justification for the proposed equipment in this location and that, in accordance with NPPF guidance which encourages locating telecommunications facilities on buildings, and the public benefits of the proposal outweigh any limited harm that may possibly be caused to the host building and character of the area.

Overall, harm to the appearance of the host building or conservation area would be less than substantial and at the very minor end of the scale. It 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.

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 (ERR) 2013.

- 2 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.

Regents Canal CAAC were consulted and had no comment to make on the application. No objections have been 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 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.

- 5 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).

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 2023.

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 positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer