

Application ref: 2023/4385/P  
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Date: 28 June 2024

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

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Clarke Telecom Ltd  
Unit E  
Madison Place  
Manchester  
M40 5AG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**School Of Hygiene And Tropical Medicine**  
**Rooftop O2 Communication Station And Premises 507**  
**Keppel Street**  
**London**  
**WC1E 7HT**

Proposal:

Relocation of existing rooftop apparatus to the southern part of the 4th floor roof comprising 3 antennas on a stub mast, 3 antennas on each of the 2 steel tripods (9 antennas in total), 1 600 dish, 3 cabinets and ancillary works for a temporary period of 36 months to facilitate works to the roof of the London School of Hygiene and Tropical Medicine.

Drawing Nos: 100 rev A; 200 rev B; 201 rev B; 300 rev B; 301 rev B; 302 rev B; 303 rev A; 304 rev B; 305 rev A; 306 rev B; 307 rev A; Copy of notice to be served on an owner or tenant prepared by Clarke Telecom dated 28/09/2023; Clarification of the declaration of ICNIRP Compliance prepared by Clarke Telecom dated 28/09/2023; Supplementary Information prepared vt 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 proposed telecommunications equipment hereby approved on the 4th floor roof of the building are for a temporary period only and shall be removed from the roof and the area made good by no more than 36 months from the date of this permission.

Reason: The type of structure on this part of the roof of the building is not such as the local planning authority is prepared to approve, other than for a limited period, in view of its appearance from the street. The permanent retention of the structure would be contrary to the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

100 rev A; 200 rev B; 201 rev B; 300 rev B; 301 rev B; 302 rev B; 303 rev A; 304 rev B; 305 rev A; 306 rev B; 307 rev A; Copy of notice to be served on an owner or tenant prepared by Clarke Telecom dated 28/09/2023; Clarification of the declaration of ICNIRP Compliance prepared by Clarke Telecom dated 28/09/2023; Supplementary Information prepared by Clarke Telecom.

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

- 3 The apparatus hereby approved shall be removed from the 4th floor of the building as soon as reasonably practicable when no longer required or by 26/06/2027 whichever is the sooner.

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.

- 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 mounts 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.

- 5 The new telecom equipment hereby approved shall not be used until the relevant telecom equipment on the existing roof has been removed.

Reason: To safeguard the character and appearance of the building and the surrounding streetscene and conservation area 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.

There are existing 02 telecom equipment on the roof of the building comprises 2 antennas and 1 remote radio head on each of the 3 steel tripods (9 antennas in total), as well as equipment cabinets. It is proposed to remove and relocate the equipment to the 4th floor of the building fronting Keppel Street for a temporary period of 36 months. This would comprise the time period of the

construction works that the London School of Hygiene and Tropical Medicine (LSHTM) are undertaking as part of a phased programme of improvement works, which includes works at roof level within the central wing of the building approved under planning permission 2022/4935/P.

The proposal involves the relocation of existing rooftop apparatus to the southern part of the 4th floor roof comprising 3 antennas on a stub mast, 3 antennas on each of the 2 steel tripods (9 antennas in total), 1 600 dish, 3 cabinets and ancillary works for a temporary period of 36 months. The colour finish of the relocated equipment would match the existing grey colour of the apparatus in situ.

### Design and Heritage

The building is a Grade II listed building and is located within the Bloomsbury Conservation Area. The proposed location of the telecom equipment to the 4th floor roof of the building fronting onto Keppel Street could result in additional visual clutter at roof level where there is currently limited roof structures on the listed building. They could also be visible from views along Gower Street which could be harmful to the character or appearance of the conservation area. Consequently the proposal would only be considered acceptable for a temporary time period. Due to the temporary location of the telecom equipment on the 4th floor roof of the building for a period of 36 months, it is accepted that the approach taken is an appropriate temporary solution to address the need to continue to provide mobile network coverage within the local area whilst the improvement works to the roof of the building are being carried out. After the 36 months the telecom equipment would be required to be removed from the 4th floor and the area made good. Conditions would be attached to ensure this. A condition would also be attached to ensure that the supporting mounts would be painted the same colour as the antenna to help minimise their appearance.

Significant weight has been given by the Council to the economic and social benefits of the need to continue to provide mobile network coverage within the area during the period of the construction works to upgrade and refurbish the roof which is associated with the planning permission and listed building consent (2022/4935/P and 2023/1436/L). The LSHTM has confirmed that the roof works programme would be commenced and completed by the end of Q1 of 2026. The need to relocate the equipment has been adequately justified in the supporting documents.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and of preserving the listed building and its features of special architectural or historic interest, under s.66 and s72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

### Amenity

It is not likely that any significant harm would be caused to the amenities of any neighbouring residential occupiers. The proposed equipment is certified as being compliant with the requirements of the radio frequency public exposure guidelines of the International Commission on Non-Ionising Radiation

Protection (ICNIRP) and thus it has been demonstrated that there would be no harm to public health.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

- 2 As such, the proposed development is in general accordance with policies A1, C6, D1, D2 and G1 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2023.
- 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 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).
- 6 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.

- 7 The applicant is advised that the relocation of the telecom equipment back onto the 6th floor of the building will require planning permission and listed building consent.


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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer