

Application ref: 2024/0945/L
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Clarke Telecom Ltd
Unit E
Madison Place
Manchester
M40 5AG

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 by Clarke Telecom.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 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 (26/06/2027).

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 on the historic building. The permanent retention of the structure would be contrary to the requirements of policy 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 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 in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 There are existing 02 telecom equipment on the roof of the building which comprises 2 antennas and a 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 be for 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 which is associated with the planning application (2023/1436/L). The application is pending consideration.

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.

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. This would be considered harmful to the architectural significance of the listed building. 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.

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 listed building application (2023/1436/L) which is pending consideration. 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.16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The site's planning history has been taken into account when making this decision.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2023.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

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