

Application ref: 2024/0495/P
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Date: 7 August 2024

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

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planning@camden.gov.uk
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Clarke Telecom
Madison Place
Northampton Road
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M40 5AG
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Rooftop of Mid City Place
Mid City Place
71 High Holborn
London
WC1V 6EA

Proposal:

Installation of 11 antennas to existing steelwork, along with associated telecommunications equipment and ancillary development thereto including 2 GPS modules and 4 equipment cabinets, all at roof level.

Drawing Nos: 100 Rev A; 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; Industry Site Specific Supplementary Information (prepared by Cornerstone, dated 31/01/2024).

Documents: Developer Notice Letter (prepared by Cornerstone, dated 29/01/2024); Full Planning Application Cover Letter (prepared by Cornerstone, dated 31/01/2024); ICNIRP Declaration with Clarification Letter (prepared by Cornerstone, dated 31/01/2024); Photomontage Pack; LGA - Cllr guide to digital connectivity; General Background Information for Telecommunications Development (prepared by Cornerstone); 5G, EMF Exposure and Safety (prepared by GSMA); Health and Mobile Phone Base Stations (prepared by Cornerstone); Cornerstone Community Information Sheet; MHCLG Collaborating for digital connectivity (prepared by DCMS, dated 07/03/2019); The public benefit of mobile connectivity (prepared by Cornerstone); Cornerstone Community Information Sheet - 5G Services; Allaying health concerns

regarding 5G and exposure to radio waves (prepared by IET); Local Authority Engagement Brochure (prepared by Cornerstone); Radio Planning and Propagation V4 (prepared by Cornerstone, dated November 2019); Letter from Matt Warman MP on 5G broadband (prepared by DCMS, dated November 2019); Letter from Matt Warman MP to LPA Chiefs (prepared by DCMS, dated 24/05/2021); Local Authority Toolkit (prepared by MobileUK); 5G Health Fact Sheet (prepared by MobileUK); Cornerstone Community Health Information Summary; 5G Technology: a guide (prepared by HM Government).

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 A; 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; Industry Site Specific Supplementary Information (prepared by Cornerstone, dated 31/01/2024).

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

- 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 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 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.

Informative(s):

- 1 Reasons for granting permission:

The proposals involve the installation of 11 antennas to the existing steelwork at roof level, along with associated equipment (also at roof level). The host building is a large nine-storey commercial building on the north side of the High Holborn.

There is already an existing plant area to the main flat roof of the building, which is concealed by 2m high screening. The antennas would be fixed at multiple points around the perimeter of the plant area, and the associated equipment would sit within the plant area, including the GPS modules and equipment cabinets. Given the existence of the plant area and equipment in situ, it is considered that the proposal, although adding additional equipment, would not be out of keeping in this location and would not have a detrimental impact on the host building. The existing plant area screening is already visible (albeit very minimally) in longer views within the conservation area, including along High Holborn. The additional height added by the antennas would be minimal, especially due to the relatively small number of antennas. It is considered that the proposal would not significantly impact on these views and would thus preserve the character and appearance of the conservation area. Conditions have been attached that require the equipment to match the host building where possible and to be removed when they are no longer required.

The proposal would preserve the character and appearance of the conservation area overall. The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

Due to the nature of the proposal, it is not expected that there would be any adverse impacts on the amenity of residents.

No objections were received prior to making this decision. The planning history of the site has 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 London Borough of 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) 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 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 blue rectangular background.

Daniel Pope
Chief Planning Officer