

Application ref: 2024/5502/P
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Date: 3 February 2025

Development Management
Regeneration and Planning
London Borough of Camden
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Clarke Telecom
Unit E
Madison Place
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Hampstead Underground Station
Hampstead High Street
London
NW3 1QG

Proposal:

Removal of 2 no. antennas and replacement with 2 no. new antennas mounted to existing freestanding frames, installation of 1 no. new antenna mounted to proposed freestanding frame, 1 no. transmission dish and associated ancillary development including installation of ERS units.

Drawing Nos: 100 rev C, 200 rev A, 201 rev B, 300 rev B, 300 A rev A, 301 rev C, 301 A rev A, Cornerstone Community Information Sheet 5G Services, Allaying health concerns regarding 5G and exposure to radio waves by the Institution of Engineering and Technology, Consultation letter to New End Primary School dated 12th March 2024, The importance of local authority collaboration to deliver mobile connectivity by Cornerstone, Cover letter to Council ref: CS_14839424 dated 03/12/2024, Clarke telecom Heritage Statement, Supplementary Information by Cornerstone & Clarke Telecom, CLARIFICATION OF THE DECLARATION OF ICNIRP COMPLIANCE ISSUED AS PART OF THE SUBMISSION ATTACHED FOR SITE

CS_14839424_VF_788138_VMO2_44426 AT ROOFTOP OF HAMPSTEAD STATION
HAMPSTEAD HIGH STREET HAMPSTEAD GREATER LONDON NW3 1QG NGR E:
526392 N: 185777 dated 03/12/2024, Photomontage Pack, DCMS MHCLG

Collaborating for Digital Connectivity Letter dated 7th March 2019, The public benefit of mobile connectivity by Cornerstone, Cornerstone Community Information Sheet Safety Guidelines on electromagnetic fields from antennas, General Background Information

for Telecommunications Development by Cornerstone, 5G EMF Exposure and Safety by GSMA, Health and Mobile Phone Base Stations by Cornerstone, Cornerstone Community Information Sheet Health Summary, 5G mobile technology: a guide by HM Government, Cornerstone Community Information Sheet How it Works, DCMS Matt Warman MP letter on 5G - The Next Mobile Generation, DCMS Matt Warman MP letter on Mobile Connectivity and 5G infrastructure - Planning, 5G Local Authority Toolkit by MobileUK, 5G Masts & Health by MobileUK, Cornerstone Community Information Sheet Planning for a better network, RADIO PLANNING AND PROPAGATION (V.4 November 2019) by Cornerstone, Constraints and solutions for rooftop deployment by Cornerstone.

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 C, 200 rev A, 201 rev B, 300 rev B, 300 A rev A, 301 rev C, 301 A rev A, Cornerstone Community Information Sheet 5G Services, Allaying health concerns regarding 5G and exposure to radio waves by the Institution of Engineering and Technology, Consultation letter to New End Primary School dated 12th March 2024, The importance of local authority collaboration to deliver mobile connectivity by Cornerstone, Cover letter to Council ref: CS_14839424 dated 03/12/2024, Clarke telecom Heritage Statement, Supplementary Information by Cornerstone & Clarke Telecom, CLARIFICATION OF THE DECLARATION OF ICNIRP COMPLIANCE ISSUED AS PART OF THE SUBMISSION ATTACHED FOR SITE CS_14839424_VF_788138_VMO2_44426 AT ROOFTOP OF HAMPSTEAD STATION HAMPSTEAD HIGH STREET HAMPSTEAD GREATER LONDON NW3 1QG NGR E: 526392 N: 185777 dated 03/12/2024, Photomontage Pack, DCMS MHCLG Collaborating for Digital Connectivity Letter dated 7th March 2019, The public benefit of mobile connectivity by Cornerstone, Cornerstone Community Information Sheet Safety Guidelines on electromagnetic fields from antennas, General Background Information for Telecommunications Development by Cornerstone, 5G EMF Exposure and Safety by GSMA, Health and Mobile Phone Base Stations by Cornerstone, Cornerstone Community Information Sheet Health Summary, 5G mobile technology: a guide by HM Government, Cornerstone Community Information Sheet How it Works, DCMS Matt Warman MP letter on 5G - The Next Mobile Generation, DCMS Matt Warman MP letter on Mobile Connectivity and 5G infrastructure - Planning, 5G Local Authority Toolkit by MobileUK, 5G Masts & Health by MobileUK, Cornerstone Community Information Sheet Planning for a better network, RADIO PLANNING AND PROPAGATION (V.4 November 2019) by Cornerstone, Constraints and solutions for rooftop deployment by Cornerstone

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 apparatus shall match as closely as possible the background, or the part of the building to which it is attached.

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.

Informative(s):

- 1 Reasons for granting permission.

The scheme seeks to upgrade the existing telecommunication site atop the Hampstead underground station building in line with present day demands for 5G provision. The proposal is for a telecommunications upgrade to replace 2 existing antennas, install a new antenna, a small transmission dish and associated development including ERS units.

The new antenna location would be above the western façade of the building facing Heath Street. The existing antennas stand just proud of the rooftop balustrade, at approximately 1.5m, while the new antennas would be 0.8m taller. The antennas would be viewed as ancillary elements at the roof level of the building and 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 and surrounding buildings. The antenna would not obscure any architectural features of the host building, and would appear as utilitarian roof top additions, which are not uncommon in urban settings. The visual impact of the bold red-tiled tube station and its strong parapet line is not considered to be materially disturbed by the roofscape above.

The rooftop apparatus would be visible in medium views on Heath Street from north and south approaching the junction, and in shorter views from the approach from Holly Hill. The roofscape of the underground station has an existing higher section to the north with balustrade against which and on which

telecoms equipment is already established. This higher section of roof to a certain extent masks and serves as a backdrop for the pieces of similarly toned grey apparatus. Screening has not been explored for this proposal at this location as it is considered likely to add high level bulk, likely to appear more conspicuous from street level and incongruent than the proposed slim, tall antenna.

CPG Digital Infrastructure states that "the Council will aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used unless the need for a new site has been demonstrated to the satisfaction of the Council."

The NPPF recognises that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being and that services are expected to be upgraded over time to maintain high quality digital infrastructure. The NPPF also 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. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged.

This application concerns an existing, established telecommunications site, and for this reason sensitive upgrade is encouraged, rather the proposal of a new telecommunications site in the vicinity. It is considered that there would be additional visual clutter above the underground station as a result of the proposed upgrades, predominantly in the additional height of the antennas and the additional antenna. The proposal is deemed less than substantial harm to the character and appearance of the Hampstead Conservation Area.

- 2 However, weighing the less than substantial harm caused as a result of the proposed development against this demonstrable public benefit, it is considered, on balance, that the benefit to the public arising from enhancing the local telecommunication coverage and increased capacity outweighs the limited harm arising to the character and appearance of the host property, Hampstead Conservation Area, and settings of the nearby listed buildings.

Overall, therefore, on balance, the proposed development accords with Chapter 16 of the NPPF which seeks to preserve and enhance heritage assets, and the proposal is considered, in light of the above considerations, to be acceptable in design terms.

The balance of evidence to date suggests that exposures to radio frequency radiation below National Radiological Protection Board and International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines do not cause a general risk to the health of people living near to base stations. The applicant has submitted a statement to the effect that the equipment, when operational, will meet the ICNIRP guidelines and therefore acceptable in environmental health terms. Chapter 10 (Supporting high quality communications) of the NPPF states that local planning authorities must

determine applications on planning grounds only and does not give scope for the local planning authority to determine health safeguards beyond compliance with ICNIRP guidelines for public exposure. There is therefore no concern in regard to this application on environmental health grounds.

The applicant has confirmed that emails dated 12th March 2024 were sent to New End Primary School and Hampstead Parochial CofE Primary School and that no responses were 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. The proposal is for erection of equipment on an existing telecommunications base.

Overall it is concluded that there would be no adverse impact on residential amenity or public safety for any neighbouring residential occupiers in terms of loss of light, outlook or privacy. As such, the proposal accords with the relevant provisions of the NPPF as required, Camden Local Plan Policy A1 and Camden Planning Guidance in this regard.

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 Hampstead CAAC were notified and have not commented. Councillor Chung commented on the application, noting that some residents do have an outlook on to the station and therefore that old equipment should be removed when no longer required, a condition has been attached to this effect. No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal 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 2024.

- 3 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).
- 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 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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



Daniel Pope
Chief Planning Officer