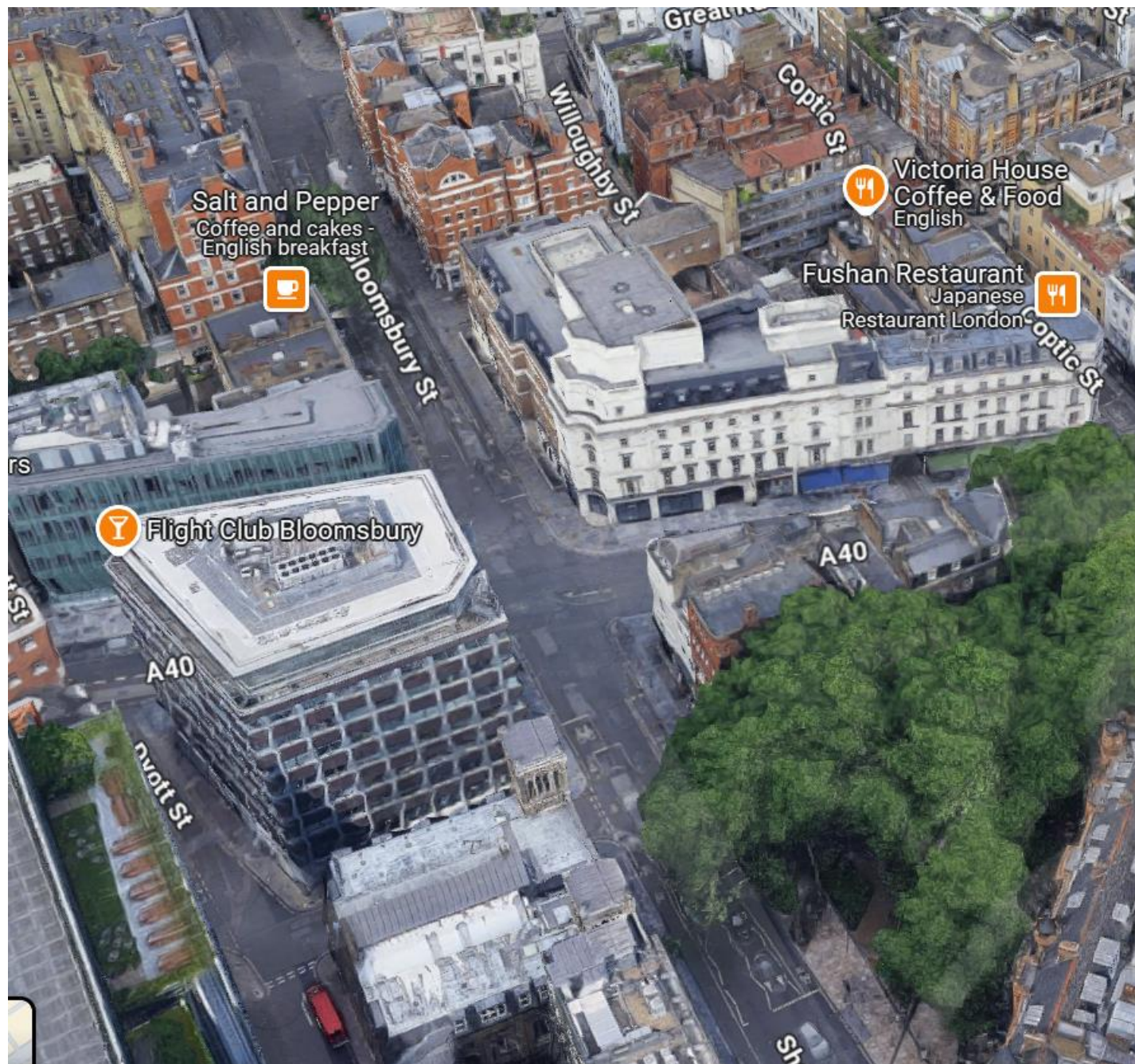


Delegated Report		Analysis sheet		Expiry Date:		15/04/2025	
		N/A / attached		Consultation Expiry Date:		18/03/2025	
Officer				Application Number(s)			
Adam Greenhalgh				2025/0783/P			
Application Address				Drawing Numbers			
Albion House 55 - 59 New Oxford Street London WC1A 1BS				See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Roof-top installation of 3 no. antennas mounted on 3 no. 5.4m tripod support poles, 1 no. PSC enclosure and ancillary development thereto							
Recommendation(s):		Prior Approval Given					
Application Type:		Prior Approval - Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:				No. of responses	00	No. of objections	00
Summary of consultation responses:		No letters of objection received as a result of statutory consultation					
Bloomsbury Conservation Area Advisory Committee		No comments received from Bloomsbury Conservation Area Advisory Committee					

Site Description

The application relates to the roof area of Albion House, a commercial building of ten storeys located on the south side of New Oxford Street. It is not listed, however the site is within the Bloomsbury Conservation Area and near to the Convent Garden Conservation area. There are listed buildings in the vicinity – no. 53 New Oxford Street to the east on the other side of Shaftesbury Avenue (Grade II*), 1, 3 and 5 Bloomsbury Street to the north (Grade II) and Bloomsbury Central Baptist Church to the south.



Application site (with Flight Club Bloomsbury on) with listed buildings to south (Bloomsbury Central Baptist church), east (53 New Oxford Street) and north (1, 2 and 3 Bloomsbury Street)

Relevant History

2021/3402/P – Installation of 6 antennas, two 300mm transmission dishes, 2 equipment cabinets and ancillary development at roof level – **planning permission refused** - March 1st 2022

Reason for refusal: The proposed equipment, by reason of its design, siting, height, size, and prominence, would be detrimental to the appearance of the host building and character and appearance of the Bloomsbury Conservation Area and the setting of the Seven Dials (Covent Garden)

Conservation Area contrary to policy D1 (Design) and D2 (Heritage) of the Camden Local Plan, the London Plan 2021 and Section 10 (paragraphs 114 - 118) of the National Planning Policy Framework 2021.

2020/1649/P - Installation of 9 antennas, 5 transmission dishes, 3 equipment cabinets, and ancillary development thereto. – **planning permission refused** - October 5th 2020.

Reason for refusal: The proposed equipment, by reason of its design, siting, height, size and prominence, would be detrimental to the appearance of the host building and character and appearance of the Bloomsbury Conservation Area and the Seven Dials (Covent Garden) Conservation Area contrary to policy D1 (Design) and D2 (Heritage) of the Camden Local Plan and paragraph 113 of the National Planning Policy Framework 2019.

Relevant policies

National Planning Policy Framework 2024

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG Design

CPG Amenity

CPG Digital Infrastructure

Assessment

1. Criteria for permitted development under Part 16 of the Town and Country Planning (General Permitted Development) Order:

1.1 Part 16 of the Town and Country Planning (General Permitted Development) Order 2015 prescribes criteria for permitted development for 'Development by or on behalf of an electronic communications code operator for the purpose of the operator's electronic communications network in, on, over or under land'

1.2 The proposals have been considered in relation to the following sections of part 16:

1.3 Development not permitted: building-based apparatus other than small antenna and small cell systems:

1.4(2) *Development consisting of the installation, alteration or replacement of electronic communications apparatus (other than small antenna and small cell systems) on a building is not permitted by Class A(a) if—*

(a) the height of the electronic communications apparatus (taken by itself) would exceed—

- (i) 15 metres, where it is installed on a building which is 30 metres or more in height; or*
- (ii) 10 metres in any other case;*

(b) the highest part of the electronic communications apparatus when installed, altered or replaced would exceed the height of the highest part of the building by more than—

- (i) 10 metres, in the case of a building which is 30 metres or more in height;*
- (ii) 8 metres, in the case of a building which is more than 15 metres but less than 30 metres in height;*

1.5 The proposal would comply with the above section because the installations would not be more than 15 m in height on the building which is 30+ m high. Also, the installations would not exceed the top of the building (which is more than 30m high) by more than 10m.

1.6 Part d of the same section is also relevant. This states:

1.7 *In the case of the installation, alteration or replacement of an antenna on a building (other than a mast) which is less than 15 metres in height; on a mast located on such a building; or, where the antenna is to be located below a height of 15 metres above ground level, on a building (other than a mast) which is 15 metres or more in height—*

- (i) the antenna is to be located on a wall or roof slope facing a highway which is within 20 metres of the building on which the antenna is to be located;*
- (ii) in the case of dish antennas, the size of any dish would exceed 0.9 metres or the aggregate size of all the dishes on the building would exceed 4.5 metres, when measured in any dimension;*
- (iii) in the case of antennas other than dish antennas, the development would result in the presence on the building of—*

(aa) more than 3 antenna systems; or

(bb) any antenna system operated by more than 3 electronic communications code operators; or

(iv) the building is a listed building or a scheduled monument;

1.8 The proposal would comply with the above criteria. Parts i, ii, bb and iv are not relevant. It would not result in more than 3 antenna systems on the building, so it would comply with part (aa).

1.9 The proposal appears to comply with the relevant criteria for 'building based' apparatus within A.1

(2) of the Class in terms of its height, siting and the number and size of antennae. As such, consideration can be given to the conditions for Class A development.

Conditions for Class A development:

1.10 The first condition is that 'Class A(a) and Class A(c) development is permitted subject to the condition that any antenna or supporting apparatus, radio equipment housing or development ancillary to radio equipment housing constructed, installed, altered or replaced on a building in accordance with that permission is, so far as is practicable, sited so as to minimise its effect on the external appearance of the building'.

1.11 A.3 (3) further specifies that 'Before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting and appearance of the development.'

2 Proposal

2.1 The proposed site plan indicates the installation of 3 pole mounted antennae (and associated equipment) within the existing 2.1m high metal screen that currently extends around the roof. The antenna would be sited in the northeast and southeast corners of the roof and on the western side.

2.2 The proposed elevation drawing shows that the top of the roof is at 30.70m (above ground level) and the top of the antenna would be at 36.70m (above ground level).

3 Justification

3.1 While 'justification' is not needed for a 'prior approval' application under the Permitted Development Order, the supporting statement advises that 'A new site at this location is needed to provide partial coverage replacement for a former base station site located atop of Castlewood House (Exiting site – ES) at the junction of New Oxford Street and Earnshaw Street. It was a well-established shared mobile telecommunications serving the New Oxford Street, St Giles High Street and Tottenham Court Road Underground station area. The reason behind the replacement is that the Landlord, due to redevelopment of Castlewood House, served a 'Notice to Quit' (NTQ), legally requiring the applicant to remove their equipment'.

3.2 While not required under 'Part 16', the applicant has followed the sequential approach which is advised in the NPPF. Evidence has been submitted to demonstrate that the following alternatives are not appropriate for providing the requisite coverage in this case:

- Upgrading their own existing base stations.
- Using existing telecommunications structures belonging to another communications operator. i.e. Mast and/ or site sharing, co-location.
- Installations on existing high buildings or structures including National Grid pylons.
- Using small scale equipment; and finally.
- Erecting a new ground-based mast site – (1st) Camouflaging or disguising equipment.
- (2nd) A conventional installation e.g. a lattice mast and compound.

4 Siting and Design

4.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

4.2 The site is located in the Bloomsbury Conservation Area. However, the building is not noted as being a 'positive contributor' in the Conservation Area Appraisal. There are also numerous listed buildings nearby including the Grade II Listed church on the other side of Bucknall Street to the south.

4.3 Although the roof level of the main roof is 30.70m and the top height of the antennas is 36.10m the antennas will not appear prominent in public vantage points. The antennas are set back from the edges of the roof. Furthermore, there is a screen wall around the base of the tripod frames which will screen the majority of the equipment. The viewpoints which are included in the Supporting Statement demonstrate that only the antennas will be visible from street level and that they will not be unduly prominent on the building or in the streetscenes.

4.4 It is acknowledged that the previous planning applications for 6 and 9 antennas on the roof were refused on grounds of harm to the Conservation Area(s) and the merits of the neighbouring listed buildings. However, in the current application, the antennas, which are reduced in number to three, are slim lined. The impact has been greatly reduced, and no harm would be caused to the character and appearance of the host building, conservation area(s) and neighbouring listed buildings.

4.5 The Council acknowledges that the proposal would have public benefits in the sense that it would provide coverage into this economically vital area. A new site at this location is needed to provide partial coverage replacement for a former base station site located atop of Castlewood House at the junction of New Oxford Street and Earnshaw Street. Negligible harm would be caused to the character and appearance of the Conservation Areas and the setting of neighbouring Listed buildings, and given the public benefits, the negligible heritage effects do not constitute a reason for the refusal.

4.6 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

5 Other matters

5.1 The proposed installations would not result in any loss of amenity for the occupiers of any neighbouring properties by way of loss of light, outlook, privacy or noise disturbance.

5.2 The applicants have declared with appropriate documentation that all of the proposed equipment would comply with International Commission on Non-Ionizing Radiation Protection (ICNIRP) standards on emission levels in accordance with government guidelines.

6 Recommendation

6.1 APPROVE - Prior approval to be given