

Application ref: 2025/1209/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 1 May 2025

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Waldon Telecom Ltd.
West Lodge
Station Approach
West Byfleet
KT14 6NG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Dutch House
307 High Holborn
London
WC1V 7LL**

Proposal:

Revised proposal for the installation of 2 x additional antennas and the replacement of 3 x antennas, the installation of 2 x transmission dishes and 3 x equipment cabinets and ancillary works.

Drawing Nos: These are listed in the conditions below.

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 No's and documents: 100A, 200B, 201D, 300A, 301A, 302A, 303A, 304C, 305C, 306C and 307C
General Background Information for Telecommunications Development; Site Specific Supplementary Information; Copy of Aerodrome Safeguarding notices to Heathrow Airport and London City Airport; ICNIRP declaration & clarification statement; CIL Questions form; Predictive coverage plots; Photomontages; Mobile UK Health Fact Sheet; Public Benefit of mobile connectivity brochure

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.

Informative(s):

- 1 Reasons for granting permission:

The host site is a nine-storey building with frontage facing High Holborn on the South side of the Street, near the junction with Chancery Lane. The building is in commercial use with a retail premises on the ground floor and office spaces on the floors above.

The proposed installation of telecoms equipment to the roof of this site is considered generally acceptable in terms of scale, design and position of the installation. To the north side of the roof, a new antenna shall be mounted on a support pole, along with a new dish and adjacent to two new equipment cabinets. To the south side of the roof, a further new antenna and dish shall be installed on a new support pole with an equipment cabinet adjacent to it. To the north side of the roof, a new antenna is directly on the roof edge.

The height of the existing main roof is approx. 25.2m above ground level. There is an existing plant room and some existing telecoms installation already in place on this roof top. The plant room is at approx. 29m above ground level, the existing telecoms equipment is a maximum of 31.1m above the ground. The new equipment would be placed next to existing apparatus on the roof. The maximum height of the proposed equipment would be 30.7m, sitting slightly below the existing arrangements in place.

The applicant has confirmed that development at this site is proposed to provide additional 3G and 4G network coverage. They also state that this permission would replace application ref: 2020/1962/P, dated 20/07/2020. The proposal is similar to ref. 2023/0687/P, dated 26/04/2023, but it does not include the antenna on the north roof edge. Given the height of the building and scale of the antenna, this is considered acceptable. Given the height of the host building and that of neighbouring buildings, and the set back of the top floor from the High Holborn frontage, there are only very limited views of the

roof scape. The existing telecom equipment is barely noticeable in the public realm. Given the proposed equipment shall be placed adjacent to existing equipment in place and it shall be positioned at a lower level than the maximum height of the existing arrangement it is not considered to have any harmful impact on the appearance of the host building.

The rear of the host building backs on towards the Inns of Court and City Yeomanry housed within the Grade I listed Stone Buildings to the north east of the Lincoln's Inn complex. Given the height of the host building and position of windows facing the site, it is not considered there would be any harmful view of the proposed installation. Although the antenna on the edge of the roof would be visible from the junction with Chancery Lane, looking towards the Grade I listed Stone Buildings, the application site is a clearly different context and so this would not harm the setting of the listed buildings, or the character or appearance of the conservation area. As such, the proposal would preserve the significance of the Bloomsbury Conservation Area and the surrounding listed buildings.

The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area, and the nearby listed buildings, their setting, and their special interest.

In accordance with guidance as set out within the National Planning Policy Framework (NPPF), the applicant's submitted supplementary information confirmed that the site is not near any schools or colleges nor within 3km of an aerodrome or airfield. Evidence was provided to demonstrate that alternative sites were considered but this was the most suitable.

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). As such, the equipment is not anticipated to have any significant impact on public health.

- 2 Due to the location of the proposed equipment, no harm would be caused to the amenity or living conditions of any neighbouring residential occupiers by way of a loss of light or outlook, or through any adverse noise impacts.

Given the nature and scale of the proposal, and having taken into account the public benefits arising from the need to maintain the telecommunications network, it is considered that the proposals are appropriate in terms their design, scale, form and location.

No objections were received during public consultation. The site's planning history 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 London Plan 2021, and the National Planning Policy Framework 2021.

- 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).

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer