

Application ref: 2025/0438/P
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Development Management
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Dot Surveying Limited
1 St Colme Street
Edinburgh
EH3 6AA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
School of Hygiene and Tropical Medicine
1 Keppel Street
London
WC1E 7HT

Proposal:

Installation of 6 radio antennas and 4 transmission dishes mounted to three separate tripod support frames and ancillary apparatus, along with 3 cabinets on the roof of the building.

Drawing Nos: Existing

1109521_CMN069_27469_WC0004_M015 rev H_002 Site location plan;
1109521_CMN069_27469_WC0004_M012 rev D4 _100 Existing site plan;
1109521_CMN069_27469_WC0004_M012 rev D4_150 Existing site elevation

Temporary

1109521_CMN069_27469_WC0004_M015 rev H_100 Existing site plan;
1109521_CMN069_27469_WC0004_M015 rev H _150 Existing site elevation.

Proposed

1109521_CMN069_27469_WC0004_M015 rev H _201 Proposed site plan equipment to be removed; 1109521_CMN069_27469_WC0004_M015 rev H _200 Proposed site plan equipment to be installed; 1109521_CMN069_27469_WC0004_M015 rev H_250 Proposed elevation.

Supporting documents

Supporting statement prepared by Dot Telecom dated 31/01/2025; Appendix 1: Supplementary Information; Appendix 2 Heritage Assessment prepared by Dot Surveying; Appendix 3 ICNIRP Certificate; Appendix 5 Copy of Pre-Application Correspondence.

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:

Existing

1109521_CMN069_27469_WC0004_M015 rev H_002 Site location plan;
1109521_CMN069_27469_WC0004_M012 rev D4 _100 Existing site plan;
1109521_CMN069_27469_WC0004_M012 rev D4_150 Existing site elevation

Temporary

1109521_CMN069_27469_WC0004_M015 rev H_100 Existing site plan;
1109521_CMN069_27469_WC0004_M015 rev H _150 Existing site elevation.

Proposed

1109521_CMN069_27469_WC0004_M015 rev H _201 Proposed site plan equipment to be removed; 1109521_CMN069_27469_WC0004_M015 rev H _200 Proposed site plan equipment to be installed;
1109521_CMN069_27469_WC0004_M015 rev H_250 Proposed elevation.

Supporting documents

Supporting statement prepared by Dot Telecom dated 31/01/2025; Appendix 1: Supplementary Information; Appendix 2 Heritage Assessment prepared by Dot Surveying; Appendix 3 ICNIRP Certificate; Appendix 5 Copy of Pre-Application Correspondence.

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

- 3 The temporary apparatus shown on the approved plans shall be removed from the existing scaffolding to the front of the building as soon as reasonably practicable when no longer required or by 26/06/2027 whichever is the sooner.

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.

- 5 The proposed telecom equipment hereby approved shall not be used until the relevant telecom equipment on the temporary scaffolding on the building has been removed.

Reason: To safeguard the character and appearance of the building and the surrounding streetscene and conservation area 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:-

It is proposed to install roof top telecom equipment that has been relocated from roof level to purpose built scaffolding at the front of the building for a temporary period of 36 months (installed without planning permission) following a phased programme of improvement works which included roof level works that were approved under permissions (2022/4935/P and 2023/1436/L).

The site is located within the Bloomsbury conservation area and the building is a Grade II listed building. The number, height and location of the new telecom equipment at roof level is very similar to the telecom equipment that was originally on the roof of the building (which was removed to implement the improvement works on the roof). Due to the width of the surrounding roads and the restricted medium-distance views associated with the built-up character of the neighbourhood, views of the proposed telecom equipment at 6th floor would be very limited from the street. The proposed equipment would not result in any visual harm to the character and appearance of the streetscape (and thus that of the Bloomsbury Conservation Area). A condition would be attached to ensure that the colour of the microwave antenna matches the background or part of the building to which it is attached to minimise any impact on the appearance of the listed building and the surrounding environment.

Special regard has been attached to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, under s.66 and s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

It must be noted that a second telecom operator (O2) received planning

permission and listed building consent on 28/06/2024 for the relocation of their equipment from the roof of the building to the 5th floor level for a temporary period of 36 months (ref 2023/4385/P). Conditions were attached to the 2023 temporary consent requiring the temporary equipment to be removed as soon as possible after any new roof plant installation has been completed.

The LSHTM has confirmed that the phased improvement roof works programme would be commenced and completed by the end of Q1 of 2026.

Similar conditions to secure the removal of the temporary equipment that has been installed on scaffolding at the front of the building (as soon as the new equipment at 6th floor level is installed) and that the new equipment will not be used until the temporary equipment has been removed are attached to this permission.

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) and thus it has been demonstrated that there would be no harm to public health.

It is not likely that any significant harm would be caused to the amenity of any neighbouring residential occupiers given that there would be no change in the quantum of telecom equipment. There would be no loss of outlook or undue noise or disturbance for any neighbouring occupiers.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received prior to making this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2 and G1 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2024.

- 2 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.
- 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 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.

- 5 You are reminded of the need to ensure that the apparatus shall be removed as soon as reasonably practicable when no longer required, in accordance with condition A.2(2) of Part 24 of the Town & Country Planning (General Permitted Development) Order (as amended).

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