

Fiona Kadama  
Waldon Telecom Ltd  
Phoenix House  
Pyrford Road  
West Byfleet  
KT14 6RA

Application Ref: **2017/4592/P**  
Please ask for: **Ben Farrant**  
Telephone: 020 7974

10 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Riverside**  
**1-24 Birkenhead Street**  
**London**  
**WC1H 8BH**

Proposal:  
Installation of 6 x antennas, 4 x 600mm diameter dishes, 3 x equipment cabinets and 2 x meter cabinets with associated alterations to roof of residential flats (class C3)  
Drawing Nos: Coverage Plots document (unnumbered), Supplementary Information document (unnumbered), ICNIRP Compliance Document (unnumbered), CMN185-01\_IssueA2 & CMN185-02\_IssueA2

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 Coverage Plots document (unnumbered), Supplementary Information document (unnumbered), ICNIRP Compliance Document (unnumbered), CMN185-01\_IssueA2 & CMN185-02\_IssueA2

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, D2 and E1 of the London Borough of Camden Local Plan 2017, London Plan 2016 and NPPF 2012.

Informative(s):

- 1 Reasons for granting permission.

The application proposes the installation of 6 x antennas, 4 x 600mm diameter dishes, 3 x equipment cabinets and 2 x meter cabinets with associated alterations to roof of this part 6 part 7 storey building of residential flats which currently houses existing handrail, cable trays, and a 600mm pole mounted transmission dish. The existing transmission dish is located to the north-east (front) of the roof and is visible from the street.

By reason of the height of the building, the proposed installations would not be immediately visible from street level, with the exception of long views. St Chad's Street running parallel to the site, and Birkenhead Street (running perpendicular) offer the longest views, and would therefore arguably be most impacted as a result of the works; it is acknowledged however that the existing telecommunications equipment is already visible in public views (notably from St Chad's Street), and the harm therefore caused to them would be limited. Additionally, whilst visible, the equipment would not be immediately prominent, and it would not represent an unacceptable proliferation of telecommunications equipment at roof level. The additional telecommunications at this site are therefore not considered to represent unduly harmful visual clutter in this instance. Whilst it is acknowledged therefore that the intensification of telecommunications at this site would represent a degree of harm to the Kings Cross St Pancras Conservation Area, the level of harm is considered to be less than substantial.

The site is not identified as making a positive contribution to the character and appearance of the conservation area, being a modern building forming part of a housing estate. It has been established that within the terms of the NPPF, the proposal's effect would not represent substantial harm. As the harm is considered to be less than substantial, the harm should be weighed against the public benefit.

The improved network coverage is a public benefit as defined by the NPPF which identifies high quality communications as playing a vital role for securing sustainable economic growth and enhancing the provision of local community facilities and services. Consequently, the public benefit is considered to outweigh the less than substantial harm caused to the conservation area, in accordance with the objectives of the NPPF.

No objections have been received following the public consultation on this application. The site's planning history has been taken into account when coming to this decision.

A condition shall be attached to any subsequent approval to ensure the equipment is removed when no longer required.

The proposed telecommunications equipment would not result in harm to the amenity of nearby occupiers. A certificate proving compliance with ICNIRP radiation levels has been submitted by the applicant confirming no harm to public health as a result of the works.

Given the above assessment, the proposed development is in general accordance with policies D1, D2, A1 and E1 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

- 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning