

Application ref: 2018/1960/P  
Contact: Thomas Sild  
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Date: 13 July 2018

**Development Management**  
Regeneration and Planning  
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Arqiva  
Farley Lane  
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Romsley Halesowen  
B62 0LG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Harrison Street Telephone Exchange**  
**30-40 Harrison Street**  
**London**  
**WC1H 8JF**

Proposal: Installation of pole-mounted omni antenna, equipment cabinet with attached GPS antenna, and ancillary electronic communications apparatus at roof level.

Drawing Nos: Site Location Plan (168705-00-004-ML001 Rev 1), 168705-31-100-MD018 Rev 18, 168705-31-150-MD018 Rev 18

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 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 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan (168705-00-004-ML001 Rev 1), 168705-31-100-MD018 Rev 18, 168705-31-150-MD018 Rev 18

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

- 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 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed 8.6m high pole mounted antenna would be sited amongst existing antennae towards the south eastern corner of the building. The roof of the telephone exchange contains various telecommunications antenna and miscellaneous apparatus. Whilst visible, the antenna would not represent a significant change beyond the existing situation and would not materially change the building's nor the surrounding area's established character. The proposal also includes a GPS antenna and equipment cabinet, which are small scale apparatus that would not be unduly visible at roof level amongst the existing equipment.

The site is not located within a conservation area, however it is acknowledged that the Bloomsbury Conservation Area lies in close proximity to the south. Given the existence of multiple antennae on the roof, and limited views of the site from within the conservation area the proposals are not considered to result in significant harm to the setting, character or appearance of the conservation area or the immediate surroundings.

It is considered that within the terms of the NPPF, the proposal's effect would not represent substantial harm to the setting of the nearby conservation area. As the harm to the setting of the conservation area is considered to be less than substantial, the harm should be weighed against the public benefit of improved telecommunication services. Consequently, the public benefit is considered to outweigh the less than substantial harm caused to the setting of the conservation area, in accordance with the objectives of the NPPF.

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. A planning condition shall be attached to this

permission to require the equipment is removed when no longer in use.

No objections were received prior to making this decision. The site's planning history was taken into account when assessing these proposals.

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.

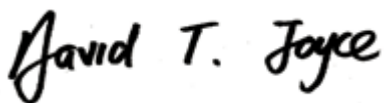
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Joyce  
Director of Regeneration and Planning