

Application ref: 2018/5400/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Date: 20 December 2018

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

WHP Wilkinson Helsby
The Ponderosa
Scotland Lane
Horsforth
Ledds
LS18 5SF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Prior Approval Required - Approval Given

Address:
96 - 98 Camden High Street
London
NW1 0LT

Proposal: Upgrade to existing installation and associated works

Drawing Nos: 25062-01, 25062-02, 25062-03, 25062-04, 25062-05, 25062-06, 25062-07, 25062-08, 25062-09.

The Council has considered your application for prior approval of siting and appearance in respect of the telecommunications equipment described above and hereby determines that prior approval is required and **gives approval**.

Informative(s):

1 Reason for granting permission:

This application was submitted under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GDPO). The application is to assess whether Prior Approval for the acceptability in siting and appearance is required. It is considered that Prior approval would be required and that it can be granted for the following reasons under Part 16 of the GDPO.

The proposal involves upgrading the existing equipment to facilitate improved health and safety on the roof. Two new hand rails would be added, a raised

access platform with an access ladder and open mesh flooring. These would be located outside the plant room and would be set in and off all side boundaries. Although there would be a modest intensification in the amount of equipment on the current roof and that these additions would be viewed in partial long views, it is considered that the proposed works would be modest in size and scale and would make the current equipment safer to access and walk around. It is considered that the works would have minimal impact on the overall appearance of the subject building and the wider conservation area and would cause no additional significant harm. Given the existence of other roof top equipment and the modest size and scale of the proposed works it is not considered there would be any impact caused to neighbours amenities.

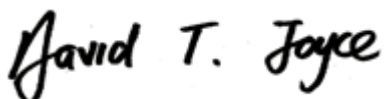
The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning