

Application ref: 2019/2048/P
Contact: Joshua Ogunleye
Tel: 020 7974 1843
Date: 5 August 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WHP Wilkinson Helsby
Ponderosa
Scotland Lane
Horsforth
Leeds
LSD18 5SF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

School Of Hygiene And Tropical Medecine
Keppel Street
London
WC1E 7HT

Proposal:

Replacement of existing telecoms equipment including installation of 3 x additional antennas and associated equipment at main roof level.

Drawing Nos: 002 Site Location Plan Rev A, 003 Access Plan Rev A, 004 Lease Demise Rev A, 005 Cherry Picker and Crane Location Rev A, 007 Fixits & Dependencies Rev A, 100 Existing Site Plan Rev A, 150 Existing Elevations A Rev A, 215 Max Configuration Site Plan Rev A, 265 Max Configuration Elevation Rev A

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 and D2 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 002 Site Location Plan Rev A, 003 Access Plan Rev A, 004 Lease Demise Rev A, 005 Cherry Picker and Crane Location Rev A, 007 Fixits & Dependencies Rev A, 100 Existing Site Plan Rev A, 150 Existing Elevations A Rev A, 215 Max Configuration Site Plan Rev A, 265 Max Configuration Elevation Rev A.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for the installation of three replacement antenna apertures on the flat roof of a Grade II listed building (LE No: 1113106) on the northern side of Keppel Street. The site sits within the Central London and Town Centre Area. The proposed works would facilitate the upgrading of the existing 4G digital infrastructure to 5G capability and would result in 3 new antennas located on the roof of the building. The application property benefits from a stepped flat roof form with height varying closer to the rear elevation.

The proposed replacement apertures would occupy the same space as the existing and be of similar height and design. Officers note that the existing apertures are set back from the edge of the host property behind tall parapet walls. The apertures are not visible from the public realm as a result of their positioning on the host property's roof. Therefore, it is not considered that the proposed replacement would detract from the listed building's character and appearance within the wider conservation area.

The replacement apertures would sit alongside other plant fixtures existing on the host property's roof, and would be of a similar height and massing. Therefore, it is not considered that the proposed antennas would overwhelm the host property's character and appearance. Furthermore, the proposed works would not cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.

No objections were received from neighbouring properties. The site's planning history was taken into account when determining this application.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing

the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies A1, D1, and D2 of the Camden Local Plan 2017 and CPG digital Infrastructure. The proposed development also accords with the London Plan 2018; and the provisions of the National Planning Policy Framework 2019.

- 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.
- 4 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 London Borough of Camden 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.
- 5 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 6 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 paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer