

Application ref: 2019/2361/P
Contact: Tony Young
Tel: 020 7974 2687
Date: 12 September 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

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Concentric Comms Ltd
Flat 6
6 Grand Avenue
Hove
BN3 2LF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Royal National Hotel
38-51 Bedford Way
London
WC1H 0DG

Proposal:

Installation of telecommunications equipment on rooftop comprising the replacement of 3 antennas, 1 dish, and 1 internally located equipment cabinet with 6 antennas, 1 dish, and 2 internally located equipment cabinets; replacement of 3 Remote Radio Units (RRU) with 3 new RRU; and installation of 3 new support poles and frames to support the antennas, dishes, RRU and retained Global Positioning System (GPS) unit; and ancillary development.

Drawing Nos: (CAM0055-)01 rev A3 to 08 rev A3 (inclusive), 16 rev A3, 17 rev A3; Site specific supplementary information from Waldon Telecom Ltd dated 02/05/2019; Cover letter from Waldon Telecom Ltd (ref: TG/UKB/CAM0055) dated 02/05/2019; Developers notice from Waldon Telecom Ltd (ref: TG/UKB/CAM0055) dated 02/05/2019.

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: (CAM0055-)01 rev A3 to 08 rev A3 (inclusive), 16 rev A3, 17 rev A3; Site specific supplementary information from Waldon Telecom Ltd dated 02/05/2019; Cover letter from Waldon Telecom Ltd (ref: TG/UKB/CAM0055) dated 02/05/2019; Developers notice from Waldon Telecom Ltd (ref: TG/UKB/CAM0055) dated 02/05/2019.

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

Informative(s):

- 1 Reason for granting planning permission:

Permission is sought for the installation of telecommunications equipment on the rooftop comprising the replacement of 3 antennas, 1 dish, and 1 internally located equipment cabinet with 6 antennas, 1 dish, and 2 internally located equipment cabinets; replacement of 3 Remote Radio Units (RRU) with 3 new RRU; and installation of 3 new support poles and frames to support the antennas, dishes, RRU and retained Global Positioning System (GPS) unit; and ancillary development.

The proposed upgrade of equipment is to provide additional 5G coverage along with the existing 4G coverage. The applicant confirmed that it isn't possible to provide this enhanced coverage from the existing antennas, and hence, the requirement to upgrade the site utilising an existing rooftop base station. The presence of existing mechanical plant and telecommunications equipment at roof top level and evidence of planning permissions having been granted on several previous occasions for equipment of this type, confirms that the principle of siting equipment here has already been established.

It is not considered that the proposal would add unacceptable bulk and mass to the building, particularly as the new and replacement antennas would only be marginally taller (by 0.51m) than any existing antennas on the roof. Given the height of the building, the presence of other similar equipment, and the set-back positions of all equipment, it is considered that the modest increase in height of any new and replacement antennas would not be perceived or disruptive when set against views of the local skyline.

Overall, it is therefore considered that there would only be a marginal change in the appearance of the existing base station given its' location and limited visibility from the public realm. As such, the proposed equipment would not be visually prominent from the surrounding area and would preserve the character and appearance of the host building and wider Bloomsbury Conservation Area in accordance with Council guidance and policies.

The use of the existing base station would continue to be shared between multiple operators in line with guidance as set out within the National Planning Policy Framework (NPPF). 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).

In amenity terms, due to the nature and location of the proposed equipment, as well as, the fact that the proposals mainly involve the upgrade of existing apparatus, it is not likely that any significant harm would be caused to the living conditions of neighbouring residential occupiers by way of a loss of light or outlook.

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

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bloomsbury Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 2 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).
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website 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.

- 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 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).

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



Daniel Pope
Chief Planning Officer