

Application ref: 2019/1466/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 30 September 2019

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

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:

The Dutch House
307 - 308 High Holborn
London
WC1V 7LL

Proposal:

External alterations at roof level including replacement of 3 x existing antennas, 1 x dish and 1 x cabinet with 6 x new antennas, 1 x dish and 2 x equipment cabinets (sited in internal room) and installation of 9 x Remote Radio Units.

Drawing Nos: CAM12-01, CAM12-02, CAM12-03, CAM12-04, CAM12-05, CAM12-06, CAM12-07, CAM12-08, CAM12-19, CAM12-20, CAM12-21, CAM12-22, CAM12-23, CAM12-24

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 [CAM12-01, CAM12-02, CAM12-03, CAM12-04, CAM12-05, CAM12-06, CAM12-07, CAM12-08, CAM12-19, CAM12-20, CAM12-21, CAM12-22, CAM12-23, CAM12-24]

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

- 3 The colour of the proposed antennas and cables shall match as closely as possible the external surface to which they are attached. All other 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: In order to minimize the impact on the appearance of the building and local environment in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 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 policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

CPG Digital Infrastructure (March 2018) encourages the use of existing masts, buildings and other structures for new telecoms equipment proposals. The net increase of three antennas, one equipment cabinet (installed in internal plant room), six remote radio units and three support poles is considered to be an acceptable increase in telecoms equipment at roof level. The additional equipment would sit next to existing equipment and would not cause additional harm to the host building through significantly increasing visual clutter at roof level.

The height of the building and the location of the equipment away from the roof edge would ensure that the proposal would not be immediately visible from High Holborn or Chancery lane. There would be some oblique views of the equipment along High Holborn however this is considered acceptable. The height of the host building in relation to neighbouring buildings would ensure that the telecoms equipment would not be directly visible from neighbouring windows. The application has been conditioned to require the equipment to match the colour of the building and for the equipment to be removed once no longer in use. Overall, the proposal is considered to be acceptable in terms of its design, scale, position and as such, is considered to preserve the character and appearance of the Hatton Garden Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing

the character and 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 (ERR) 2013.

In amenity terms, the proposed equipment would not raise any issues. The applicants have declared that all of the proposed equipment would comply with International Commission on Non-Ionizing Radiation Protection (ICNIRP) standards on emission levels. Thus, the equipment is not anticipated to have any direct impact on public health. The location of the equipment at roof level and distance from neighbouring residential windows would ensure that there is no impact on residential amenity in terms of loss of light or outlook.

The site's planning and appeal history has been taken into account when coming to this decision. No objections were received in relation to the proposals following public consultation.

As such, the proposal is in general accordance with policies A1, D1, D2 and E1 of the Camden Local Plan 2017, the London Plan 2016, and 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Re>

quirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319
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)

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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.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer