

Application ref: 2019/4815/P
Contact: Alyce Jeffery
Tel: 020 7974
Date: 5 November 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Clarke Telecom Ltd
Unit E, Madison Place,
Northampton Road,
Manchester,
M40 5AG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Prior Approval Required - Approval Given

Address:

Maple House
149 Tottenham Court Road
London
W1T 7NF

Proposal: Relocation of 6 no. existing antennas and ancillary development thereto on the rooftop of Maple House.

Drawing Nos: 200 rev A, 201 Rev A; 300 rev A, 301 Rev A, ICNIRP Declaration and Clarification statement and associated correspondence

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**.

Informatives:

- 1 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 the relocation of 6 no. existing antennas and ancillary development thereto on the rooftop of Maple House. The existing TEF antennas which are mounted to the south/west elevations of the building would be replaced with a new rooftop free standing antenna frame for 4 no. relocated antennas. On the north elevation the existing wall mounted main antennas and

offset bracket would be removed and replaced with a new rooftop tripod support pole for 2 no. relocated antennas.

Although the rooftop position would elevate the antennas above their existing height, their removal from the elevations would reduce their visibility. It is considered that the proposed antennae would be sited so as to minimise their effect on the external appearance of the building. By reason of the antennas roof top location and relative setback from the roof edge, their visual presence when viewed from the Tottenham Court Road, Beaumont Place and Grafton Way street scenes would not be significant.

No third party comments were received following public consultation. The site's planning and appeal history were considered in the determination of this application.

It is considered that the works would have minimal impact on the overall character and appearance of the area. It is additionally considered that by reason of the siting, scale and design of the proposal it would not cause harm to neighbouring amenities.

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

- 2 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+Requirements+%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)

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.

- 3 You are reminded of the need to ensure that the existing supporting poles and offset brackets shall be removed as soon as equipment has been relocated and the proposed equipment 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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is enclosed within a light gray rectangular border.

Daniel Pope
Chief Planning Officer