

Application ref: 2019/3516/P  
Contact: Tony Young  
Tel: 020 7974 2687  
Date: 9 December 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Waldon Telecom  
Phoenix House  
Pyrford Road  
West Byfleet  
KT14 6RA

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**60 Tottenham Court Road  
London  
W1T 2EW**

Proposal:

Alterations to existing telecommunications equipment at roof level, involving replacement of 2 antennas with 4 antennas, 1 cabinet with 2 cabinets, 2 Remote Radio Units (RRU) with 2 RRUs, retention of 1 GPS unit, addition of 1 dish and 2 support poles, plus ancillary development.

Drawing Nos: (CAM0106-)100 rev D to 110 rev D (inclusive); Cover letter from Waldon Telecom Ltd (ref. KL/UKB/CAM0106) dated 04/07/2019; Supplementary Information (UK Broadband Ltd) from Waldon Telecom Ltd dated 04/12/2019; Email from Waldon Telecom Ltd dated 26/11/2019.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: (CAM0106-)100 rev D to 110 rev D (inclusive); Cover letter from Waldon Telecom Ltd (ref. KL/UKB/CAM0106) dated 04/07/2019; Supplementary Information (UK Broadband Ltd) from Waldon Telecom Ltd dated 04/12/2019; Email from Waldon Telecom Ltd dated 26/11/2019.

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

- 3 The colour of the proposed microwave antenna shall match as closely as possible the background, or the part of the building to which it is attached. The supporting mount shall be designed to be as unobtrusive as possible, and should be painted the same colour as the antenna.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reason for granting planning permission:

Permission is sought for the proposed upgrade of telecommunications equipment to provide additional 5G coverage to the wider area. The proposal to utilise and upgrade an existing rooftop site is acceptable in principle.

The originally submitted proposal was considered unacceptable due to the proposed height of the new antennas and support poles which would protrude significantly higher than the existing antennas and thus would introduce noticeable visual clutter and a significantly dominant appearance within the roofscape. The scheme has thus been significantly revised by lowering the height of the tallest antennas, reducing the number of proposed Remote Radio Units, and rationalising the siting and position of equipment within the roof space.

As a consequence, the revised proposal would not add any significant additional bulk and visual clutter to the building's rooftop, particularly as the new and replacement antennas would only be marginally taller (by 0.28m) than any existing antennas on the roof and as they would remain lower than existing chimney heights. Given this, the height of the building, the presence of other similar equipment, and the more discreet positioning of equipment, it is considered that the modest increase in height of any new and replacement antennas would not be perceived as noticeably different or disruptive when set

against views within the skyline, and in particular, the view towards the nearby listed BT Tower.

Overall, it is therefore considered that the revised proposals would result in minimal change in the appearance of the rooftop equipment, and as such would preserve the character and appearance of the host building, wider streetscene and Charlotte Street Conservation Area.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The proposed equipment is also certified as being compliant with the requirements of the radio frequency public exposure guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP).

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 Charlotte Street 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 Fitzrovia Area Action Plan 2014, 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 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.
- 4 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.

- 5 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 the best practice principles as set out within the Electronic Communications Code: Code of Practice (Ofcom) 2017.

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 of the signatory.

Daniel Pope  
Chief Planning Officer