

Application ref: 2019/5392/P
Contact: Kate Henry
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Date: 21 February 2020

Development Management
Regeneration and Planning
London Borough of Camden
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David Lock Associates
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
British Telecom
BT Tower
Cleveland Mews
London
W1T 4JZ

Proposal: Removal of 1 x 0.8m dish antenna; installation of 1 x 2.9m dipole antenna, with associated fixings and tie-backs to a new kingpost; alterations to the internal equipment cabinet.

Drawing Nos: SHT O1 of 04; SHT O2 of 04; SHT O3 of 04; SHT O4 of 04; SHT 02 OF 07; SHT 03 OF 07; SHT 04 OF 07; SHT 05 OF 07; SHT 06 OF 07; SHT 07 OF 07;
Planning, Heritage and Design & Access Statement (dated October 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: SHT O1 of 04; SHT O2 of 04; SHT O3 of 04; SHT O4 of 04; SHT O2 OF 07; SHT O3 OF 07; SHT O4 OF 07; SHT O5 OF 07; SHT O6 OF 07; SHT O7 OF 07; Planning, Heritage and Design & Access Statement (dated October 2019).

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

- 3 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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting

The proposed dipole antenna would be located at the gallery level of the building which is over 167 metres above ground level. The steel post to which it would be attached would measure 3.8 metres tall and would be attached with steel tie-backs to the tower wall. The new antenna would be located on the southern side of the building. There are similar existing structures on the western side.

The proposed antenna would be viewed in the context of other antennae attached to support poles and, given their elevated position and size, they are unlikely to be prominent. Even when viewed at close range, it is not considered that the proposed antennae would appear visually obtrusive or contribute to visual clutter at the building. The proposals would not affect the silhouette of the building and the digital display would not be affected either. The removal of a dish antenna is not considered to cause harm either.

It is not considered that the proposal would cause harm to the character and appearance of the adjacent conservation areas (Fitzroy Square and Charlotte Street) and it is considered that the proposals would preserve the special interest of the listed building. Historically, the BT Tower has always played a role in telecommunications and it was always the intention that its appearance would change and adapt over time. The number of antennae at the building has reduced in recent years.

It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties. No objections have been raised in relation to the works.

The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the 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, E1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, the Draft New London Plan 2019; and the provisions of the National Planning Policy Framework 2019.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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.

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