

Application ref: 2019/6252/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Date: 26 March 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Waldon Telecom Ltd
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:

**Babington Court
Orde Hall Street
London
WC1N 3JT**

Proposal:

Installation of 30 no. antennas attached to the existing handrailing on the roof of the building, the installation of 2 no. equipment cabinets within an internal room and development ancillary thereto.

Drawing Nos: KUM0011-01 B, LUM0011-02 B, LUM0011-03 B, LUM0011-04 B, LUM0011-05 B. Planning Supporting Statement, Background Information, Response statement 30/12/2019, Declaration of conformity for RF Exposure.

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 KUM0011-01 B, LUM0011-02 B, LUM0011-03 B, LUM0011-04 B, LUM0011-05 B. Planning Supporting Statement, Background Information, Response statement 30/12/2019, Declaration of conformity for RF Exposure.

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

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

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the installation of thirty small antennas attached to the existing handrailing at the roof of the host building. Additionally, two equipment cabinets associated to the development shall be installed within the existing roof top plant room. There is no public access to the roof top area.

There is a similar application for the adjoining block at Chancellor Court (ref 2019/6252/P) that is currently pending consideration.

The host building is 14 storeys, and approximately 38 metres in height. It is not listed and not within any conservation area, however; it is adjacent to the Bloomsbury Conservation Area.

The proposed antennas shall be fitted to the existing handrail on the roof and will be positioned to ensure they do not protrude above the existing roofline. The dishes are coloured light grey and shall match the existing material colouring of the handrail in place, they are 30cm in diameter. Two ancillary equipment cabinets shall be installed within the existing plantroom and shall not be visible.

Overall, the proposal is considered to be acceptable in terms of its design, scale, position and as such, is considered would preserve the setting of the adjacent Bloomsbury Conservation Area.

One objection was received from a resident in relation to the proposed

development who raised concerns about the visual impact of the installations, and the previous refusals at this site.. The previously refused scheme (ref: 2019/1087/P) included 14 mounted base stands around the perimeter of the roof that were approximately 3.5m in height. These works were considered to harmfully alter the roofline and would have been visible from longer views from the street. The scheme has been revised to omit the base stands and install antennas on the railings around the roof. These would be less visually prominent when viewed from the street and from the adjoining Bloomsbury Conservation Area.

The site's planning history was taken into account when determining this application.

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 2013.

The proposed development is in general accordance with Policies A1, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, Intended to Publish London Plan 2019 and the provisions of the National Planning Policy Framework 2019.

- 2 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.
- 3 You are advised that the telecommunications equipment cabinet hereby approved should be maintained in good condition for as long as it remains in place. The cabinet should be kept free of posters and graffiti and repainted if the cabinet becomes damaged or worn.
- 4 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).
- 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+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 of the signatory.

Daniel Pope
Chief Planning Officer