

Application ref: 2020/0461/P  
Contact: Nathaniel Young  
Tel: 020 7974 3386  
Date: 28 May 2020

**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  
Waldon Telecom Ltd  
Phoenix House  
Pyrford Road  
West Byfleet  
KT14 6RA  
Surrey

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Bedford Hotel**  
**83-95 Southampton Row**  
**Bloomsbury**  
**London**  
**WC1B 4HD**

Proposal: Installation of 3x rooftop tripod frames accommodating 2x antenna apertures each (6x in total); 2x support poles to accommodate 2x transmission dishes each (4x in total); 10x equipment cabinets; and associated works.

Drawing Nos: Cover letter ref: NA/MBNL/77520 , 77520-PM-01 Rev A, 77520-PM-02 Rev A, 77520-PM-03 Rev A, 1539808\_CMN223\_77520\_WC0106\_M005 Rev E (002 Site location plan), 1539808\_CMN223\_77520\_WC0106\_M005 Rev E (100 Existing site plan), 1539808\_CMN223\_77520\_WC0106\_M005 Rev E (150 Existing elevation plan), 1539808\_CMN223\_77520\_WC0106\_M005 Rev E (215 Max configuration site plan), 1539808\_CMN223\_77520\_WC0106\_M005 Rev E (265 Max configuration elevation), Supplementary information document & Declaration of conformity with ICNIRP public exposure guidelines

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 Cover letter ref: NA/MBNL/77520 , 77520-PM-01 Rev A, 77520-PM-02 Rev A, 77520-PM-03 Rev A, 1539808\_CMN223\_77520\_WC0106\_M005 Rev E (002 Site location plan), 1539808\_CMN223\_77520\_WC0106\_M005 Rev E (100 Existing site plan), 1539808\_CMN223\_77520\_WC0106\_M005 Rev E (150 Existing elevation plan), 1539808\_CMN223\_77520\_WC0106\_M005 Rev E (215 Max configuration site plan), 1539808\_CMN223\_77520\_WC0106\_M005 Rev E (265 Max configuration elevation), Supplementary information document & Declaration of conformity with ICNIRP public exposure guidelines

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

- 4 The existing Mobile Broadband Network Limited equipment on the roof of the Imperial Hotel, 61-66 Russell Square, Holborn, London WC1B 5BB, must be removed in its entirety from site within 3 months of the first use of the development hereby permitted.

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.

#### Informative(s):

- 1 Reason for granting planning permission:

Permission is sought for the installation of telecommunications equipment on the rooftop comprising 3x rooftop tripod frames accommodating 2x antenna apertures each (6x in total); 2x support poles to accommodate 2x transmission dishes each (4x in total); 10x equipment cabinets; and associated works. The existing roof level is measured at 25 metres high. This proposal will lead to an increase, in isolated sections, to 31.50 metres. This proposed telecommunications site will replace an existing and established site at the Imperial Hotel, Russell Square, which is situated approximately 100 metres to the northwest and is being decommissioned and removed. The proposed installation would provide continuous 2G, 3G, 4G and new 5G coverage for two major mobile operators in this area.

It is not considered that the proposal would add unacceptable bulk and mass to the building. The two antenna apertures would be visible from oblique long range views along Southampton Row however they are considered appropriately sited, set back from all elevations of the building and not excessive in height. As such, the new antennas would not be unduly disruptive when set against views of the local skyline nor result in an excess of visual clutter at an elevated level. The remainder of the equipment would not be visually prominent from the public realm. Overall, the proposed equipment would not be visually obtrusive from the surrounding area and on balance, given the removal of the existing Imperial Hotel equipment, would not cause undue harm to the character and appearance of the Bloomsbury Conservation Area. Furthermore, the existing equipment of the Imperial Hotel, which is considered more visually prominent than the current proposals, would be removed as a result of the works. This would be secured via planning condition.

In amenity terms, it is not considered likely that any undue harm would be caused to the living conditions of neighbouring residential occupiers by way of any loss of light or outlook, or any increased sense of enclosure, especially given the equipment's roof level position in relation to neighbouring habitable windows. 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. One objection has been received following statutory consultation. Concern was raised that 5G masts has adverse effects on human health. Given that the proposed equipment would conform with the requirements of the radio frequency public exposure guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP), it is not considered the proposal would cause harm to human health.

Special regard has been attached to the desirability of preserving or enhancing 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 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2016, and 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 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.

- 4 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.
- 5 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).

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



Daniel Pope  
Chief Planning Officer