

Application ref: 2020/1870/P
Contact: Obote Hope
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Date: 8 July 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
www.camden.gov.uk/planning

Mono
STEAM PACKET HOUSE
76 Cross Street
Manchester
M2 4JG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Prior Approval Required - Approval Given

Address:
Battle Bridge House
300-306 Gray's Inn Road
London
WC1X 8DU

Proposal:

1No. antenna to be wall mounted on new steelwork (approximately 2 meters in height),
1No. antenna to be located on new freestanding frame (approximately 2 meters in height)
and 1No. antenna to be located on existing support pole. Installation of 14No. ERS units,
changes to be made internally to existing cabin,
together with other ancillary development thereto.

Drawing Nos: 100 REVA; 200 REVA; 201 REVA; 300 REVA; 301 REVA, Cover letter
from MOno Consultants LTD dated 06.04.2020; Supplementary Information
commissioned by Cornerstone Industry dated 28.04.2020 and Cornerstone General
Background Information ref: 20190311.

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**.

Informative(s):

- 1 Reason for granting approval:

This application was submitted under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GPDO). The scheme is assessed only for its acceptability in siting and appearance. It is considered that Prior Approval would be required and that it would be granted for the following reasons:

The proposal includes the installation of 1 x antenna to be wall mounted on new steelwork approximately 2m in height; installation of 1 new antenna on freestanding frame approximately 2m in height; installation of 1 x antenna to be located on existing support pole; Installation of 14No. ERS units, changes to be made internally to existing cabin, together with other ancillary development thereto.

Officers note the presence of existing telecommunications equipment at roof top level and the proposed antennas and ERS units would largely maintain their existing location with other similar equipment. There would be an increase in height of the steelwork and freestanding frames, some of which would be fixed to a wall. Whilst others would be installed on existing support pole. The new telecommunication equipment is considered to maintain an appropriate setback from the edges of the building and would be largely screened from public view.

Whilst the proposals would upgrade existing equipment and introduce new additional ERS units, they are not considered to result in a substantial change to the appearance of the existing equipment at roof level. Therefore, given the limited visibility of the equipment and height of the building, the proposed equipment is not considered to cause harm to the character of the host building or the appearance of the surrounding area.

The use of the equipment and base station would continue to be shared between multiple operators (Cornerstone Telecommunications Infrastructure Limited (CTIL), Telefónica UK Limited and Vodafone Limited) in line with guidance as set out within the National Planning Policy Framework (NPPF). The proposed equipment is certified as being compliant with the requirements of the radio frequency public exposure guidelines of the International Commission on Non- Ionising Radiation Protection (ICNIRP).

Due to the nature and location of the proposed equipment, it is not considered that any significant harm would be caused to the living conditions of neighbouring residential occupiers by way of a loss of light or outlook.

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.

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

- 2 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

condition A.2(2) of Part 24 of the Town & Country Planning (General Permitted Development) Order (as amended).

- 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 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.
- 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.

Yours faithfully



Daniel Pope
Director of Economy, Regeneration and Investment