

Application ref: 2020/1256/P
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Date: 6 August 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

Lambert Smith Hampton
Tower Wharf, Cheese Lane
Bristol
BS2 0JJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Bacton Tower
Haverstock Road
London
NW5 4PU

Proposal: Installation of 2x microwave dishes and 1x external equipment cabinet on roof level.

Drawing Nos: A3_BCT_100, A3_BCT_200, A3_BCT_201, A3_BCT_300, A3_BCT_301, A3_BCT_400 and Supplementary Information

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 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:

Drawing Nos.: A3_BCT_100, A3_BCT_200, A3_BCT_201, A3_BCT_300, A3_BCT_301, A3_BCT_400 and Supplementary Information dated 05/08/2020

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

Informative(s):

- 1 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).

- 2 Reasons for granting permission:

The application site contains a 20+ storey building. The site is not within a Conservation Area nor listed. The proposal includes the installation of 2x microwave dishes and 1x external equipment cabinet on roof level. It is noted that a similar planning permission ref: 2016/2530/P was approved at this site on the roof level in 2016 but was never implemented.

The proposed dishes (1x 0.9m diameter and 1x 0.6m diameter) and equipment cabinet would be located on the roof where other dishes and antenna have been installed. They are relatively small and unobtrusive and given their height, they would be mostly hidden from views from the public realm close to the building, and are considered small enough to not be harmful in long views. As such they are not considered harmful to the character or appearance of the host building or the street scene.

Due to their size and location, no harm would be caused to the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy.

One objection from a resident about consultation letters not being sent to every resident of the building prior to making this decision. The statutory requirements say that a LPA must either put up a site notice near the property and/or send letters to adjoining occupiers. The Council has done the former here. This is set out in the Council's Statement of Community Involvement (SCI). The Council also have e-alerts and the weekly list about new planning applications that residents can sign up to.

The sites planning history and any relevant appeal decisions were taken into

account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF 2019.

- 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



Daniel Pope
Director of Economy, Regeneration and Investment