

Application ref: 2020/2473/P
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Date: 25 September 2020

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk

www.camden.gov.uk/planning

Arqiva
Farley Lane
Romsley Hill
Romsley
Halesowen
B62 0LG

Dear Sir/Madam

DECISION

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

Address:
Maida Vale Telephone Exchange
Maida Vale
London
W9 1QD

Proposal:
Installation of 3x replacement antennas and a GPS unit and ancillary electronic communications apparatus on roof level.

Drawing Nos: Cover Letter (05/06/2020), Supporting Operational and Technical Justification, Town Planning Statement (June 2020), Site Location Plan, Developer's Notice (04/06/2020), Declaration of Conformity (04/06/2020), 168856-00-000-MD026 Rev 26, 168856-02-100-MD025 Rev 25, 168856-00-002-MD025 Rev 25, 168856-02-151-MD025 Rev 25, 168856-00-002-MD025 Rev 25 and 168856-02-150-MD025 Rev 25

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**.

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:

Drawing Nos: Cover Letter (05/06/2020), Supporting Operational and Technical Justification, Town Planning Statement (June 2020), Site Location Plan, Developer's Notice (04/06/2020), Declaration of Conformity (04/06/2020), 168856-00-000-MD026 Rev 26, 168856-02-100-MD025 Rev 25, 168856-00-002-MD025 Rev 25, 168856-02-151-MD025 Rev 25, 168856-00-002-MD025 Rev 25 and 168856-02-150-MD025 Rev 25

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

- 3 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 of the London Borough of Camden Local Plan 2017.

- 4 The colour of the proposed microwave antenna shall match as closely as possible the background, or the part of the building to which it is attached. The supporting mount shall be designed to be as unobtrusive as possible, and should be painted the same colour as the antenna.

Reason: In order to minimize the impact on the appearance of the building and local environment in accordance with the requirements of Policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting prior approval:

The application was submitted under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015. The assessment is to ascertain whether Prior Approval for the acceptability in siting and appearance is required. It is considered that prior approval would be required and that it can be granted for the following reasons.

The scheme is assessed only for its acceptability in siting and appearance and thus it is not possible for objections to be raised on other grounds such as health impacts. Nevertheless the application is supported by an ICNIRP Declaration which demonstrates that the equipment meets national safeguards on emission levels in accordance with government guidelines.

The host building is primarily used as a telephone exchange and the roof of the building hosts electronic communications base stations for all four UK's Mobile Network Operators, BT and Arqiva. As such, the building has many existing telecoms installations at roof level including three antennas to be replaced with upgraded equipment and a GPS unit and ancillary electronic communications

apparatus would be installed. The main roof is approximately 22m above ground level (AGL), with a plant room and air intakes upon this, which has a maximum height of approximately 26m AGL. The maximum height of the installed antennas are 30m AGL.

The proposal would replace and upgrade similar equipment. At main roof level, the three existing antennas would be removed and replaced by upgraded antennas of the same height. The existing poles supporting the antennas would be supported by new tripod bracings. The proposed works also includes the removal of redundant equipment as part of the scheme. The redundant cabinets on the near the southwest elevation and antennas and dishes close to the centre of the main roof would be removed.

The proposed equipment would not be installed any higher than the existing apparatus in place, and installations would be consolidated more centrally on the roof, away from parapet edges where possible, to minimise the visual impacts from street level.

The site is not listed nor within a conservation area but consideration has been given to the appearance of the installation from views around the site. It is not considered that the proposal for replacement of equipment with improvements to the overall layout would be harmful to public realm.

No objections were received prior to the determination of this application.

In accordance with NPPF guidance on locating telecom equipment, the new equipment replaces equipment at an existing site. The applicant has demonstrated that the equipment shall improve coverage for 3G and 4G, and; provide new 5G coverage locally. Furthermore; this installation will also provide improved coverage to the emergency services as the Mobile Broadband Network Limited (MBNL) installation will be shared by ESN (Emergency Services Network). It is therefore considered that there is sufficient justification for the proposed replacement equipment in this location and that, in accordance with NPPF guidance, the public benefits of the proposal outweigh any limited harm that may possibly be caused.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy. Therefore the proposal is considered acceptable in terms of its siting and appearance.

The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and E1 of the Camden Local Plan 2017. The proposed development also accords with 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 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