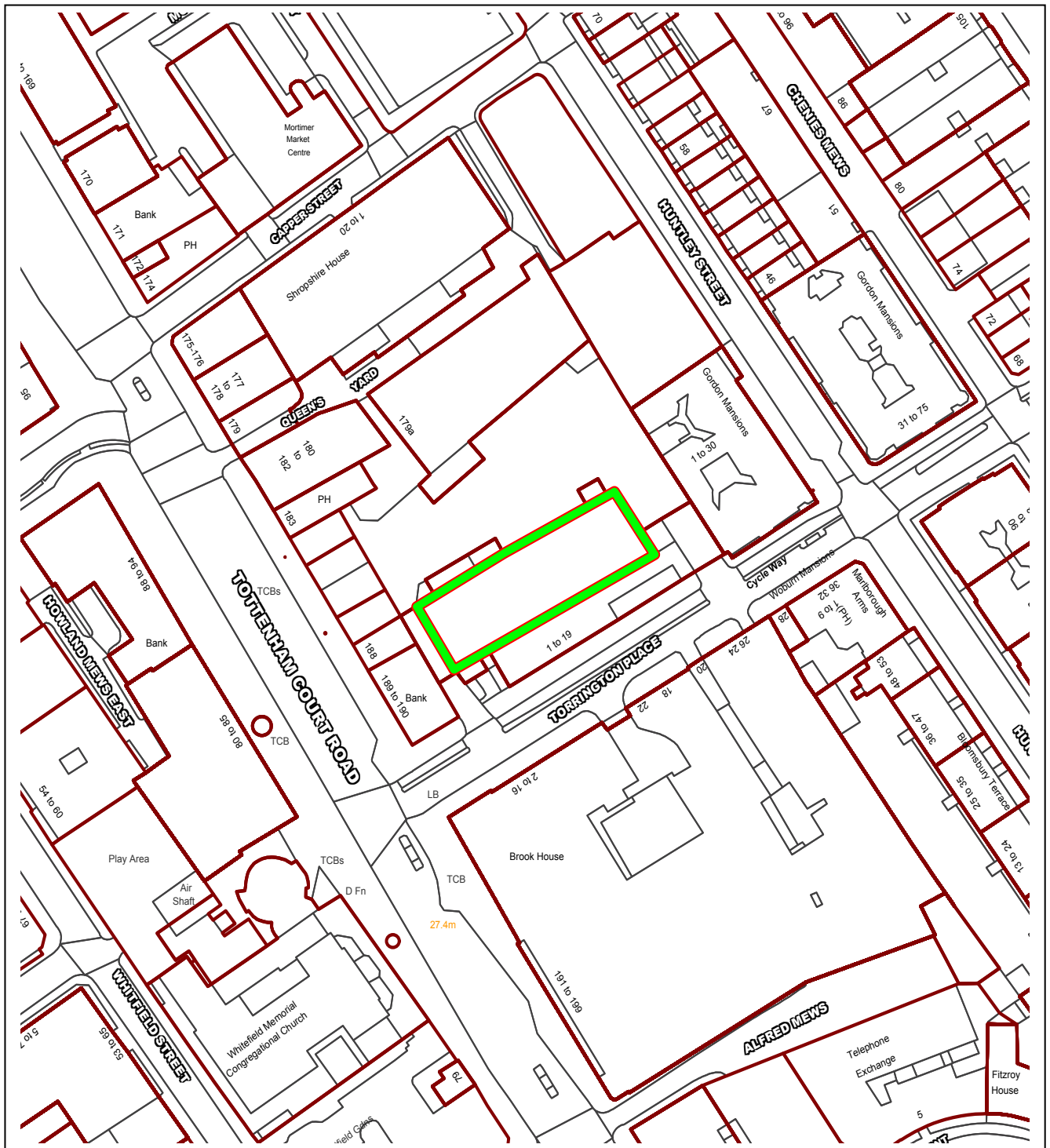


2020/3195/P - 1-19 Torrington Place, WC1E 7HB



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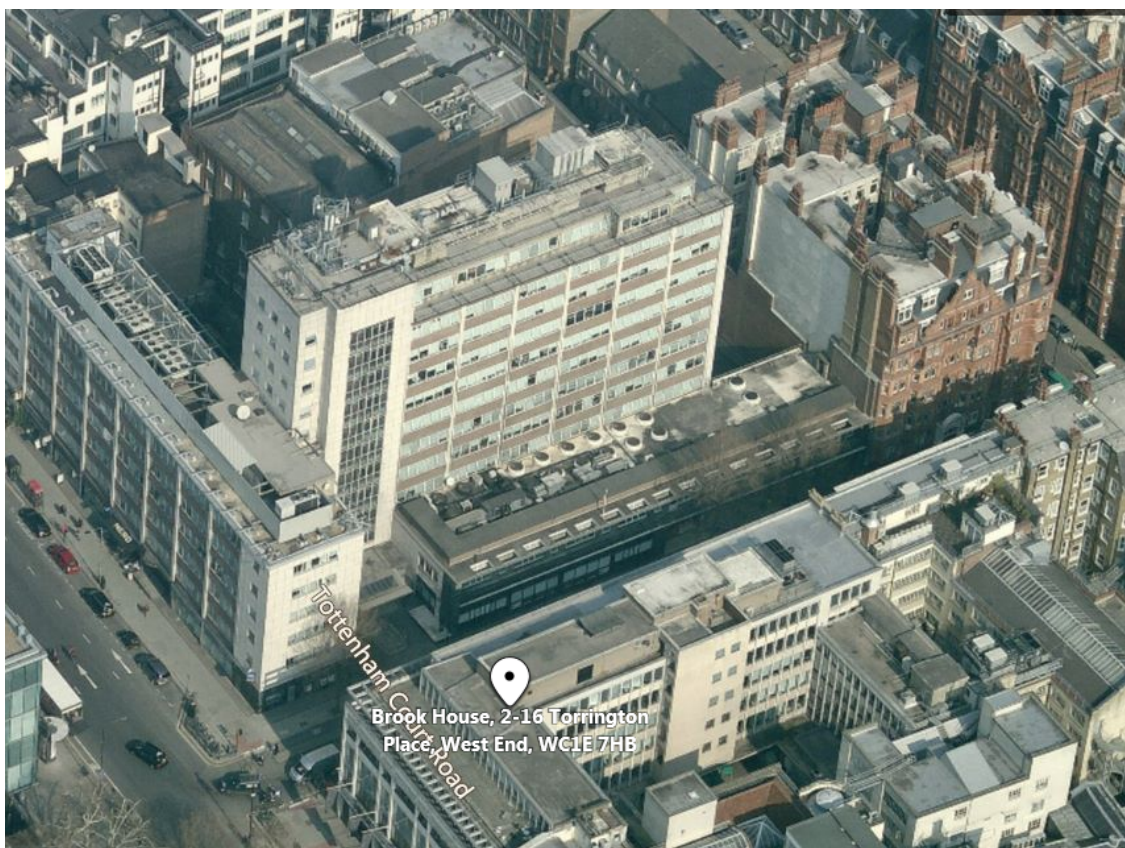
1. View from Tottenham Court Road, application site the tallest building at the rear, forefront Grade II* building.



2. View from Tottenham Court Road, application site the tallest building at the rear, forefront UCL building.



3. View from the Torrington Place in front of the application site. The proposed antennas would not be seen from this location due to the height of the building, street width and position of the antennas.



4. View from above (Tottenham Court Road to left of photo, Gordon Mansions to right)

Delegated Report		Analysis sheet		Expiry Date:		04/09/2020	
(Members Briefing)		N/A		Consultation Expiry Date:		21/09/2020	
Officer				Application Number(s)			
Nora-Andreea Constantinescu				2020/3195/P			
Application Address				Drawing Numbers			
Torrington Place 1-19 Torrington Place London Tottenham Court Road WC1E 7HB				See draft decision notice			
Proposal(s)							
Installation of 4 x antennas, replacement of existing cabinets (within equipment cabin), new steel support, and other ancillary works.							
Recommendation(s):		i) Prior Approval Required ii) Approval Given					
Application Type:		GPDO Prior Approval Determination					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		Site notices	29/07/2020 – 22/08/2020	No. of responses	1	No. of objections	1
		Press notice	30/07/2020 – 23/08/2020				

<p>Summary of consultation responses:</p>	<p>Neighbouring occupier at no. 56 Gordon Mansions has objected to the current proposal on the following grounds:</p> <ol style="list-style-type: none"> 1. Potential of radiation from the new technology as proposed in close proximity to the blocks of Gordon Mansions. <p><i>Officer Response:</i></p> <ol style="list-style-type: none"> 1 <i>The applicant declared that the proposed equipment would comply with International Commission on Non-Ionizing Radiation Protection (ICNIRP) standards on emission levels. See para 3.3</i>
<p>Gordon Mansions Residents Association</p> <p>CAAC</p>	<p>Gordon Mansions Residents Association has objected to the current proposal on the following grounds:</p> <ol style="list-style-type: none"> 1. Proposal of ground based column should be explored by the applicant. 2. Radiation load would impact residents due to the combination of 4G, 5G and Big Data Centre in the building. 3. The antennas should be located away from the residential block to reduce radiation levels. 4. Strong informative in relation to works of installation to ensure the applicant consults with neighbouring residents. <p><i>Officer Response:</i></p> <ol style="list-style-type: none"> 1. <i>The proposal is in line with the NPPF requirements for sequential approach to use existing building structures and upgrade them. The exploration of a ground based column is not part of this application. See section 2.</i> 2 & 3. <i>The proposed antennas would replace existing antennas. The applicant has included the necessary declaration that the proposed equipment would comply with International Commission on Non-Ionizing Radiation Protection (ICNIRP) standards on emission levels. See section 6.</i> 4. <i>Two informatives would be added to this permission which identify that the use of the highway cannot be used to undertake works without approval from Council's licence team, and the hours of work to be in line with environmental health requirements.</i>
<p>Site Description</p>	
<p>The site in question is atop a twelve-storey building, plus basement and existing roof top plant area. Fronting Torrington place, it is close to and between the junctions with Tottenham Court Road and Huntley Street. The host building is of modern design and construction, currently occupied by UCL. The roof top area has existing plant and telecoms equipment in place at this level.</p> <p>The host property is not listed, however it is directly opposite a Grade II* heritage asset, namely No 2–26 Torrington Place (Also forming 191-199 Tottenham Court Road, Heals and Son's Ltd), and sits within the Bloomsbury Conservation Area. It is also situated within the viewing corridor from Parliament Hill to the Palace of Westminster.</p>	

Relevant History

9200983 - Change of use of second to fifth floors inclusive of west wing facing Tottenham Court Road from Class B1 office use to Class D1 educational use within the meaning of the Town and Country Planning (Use Classes) Order 1987 as shown on drawing numbers 0010F028/4 5 6 7 & 8. **Grant full or Outline Perm, with Condit. 12/11/1992.**

PSX0004929 - The installation of 6 antenna, 4 microwave dishes and associated equipment cabin. (as shown on drawing numbers: 30/GLN3067/01B, 90-MIVAN and 2 photographs). **Grant full planning permission. 26/09/2000.**

PSX0205006 - Erection of an equipment cabin on the roof in association with telecommunications equipment, as shown on drawing numbers: 028/563/002, 003, 004, 005, Letter dated 25th September & photomontage. Telecoms/ Satellite/ **GDO – no objection. 21/11/2002.**

2014/7526/P - Installation of plant, in association with ancillary data storage at sub-basement level, comprising enclosure for 6 chiller units, transformers, emergency generators (with brown roof), acoustic screening and cycle parking all in the rear yard, following demolition of existing plant enclosure and sub-basement wall. **Granted. 02/02/2015.**

2019/0448/P - Installation of 8 x antennas and 2 x 600mm dishes, replacement of existing cabinets (within equipment cabin) with 9 x new cabinets, also; removal of redundant equipment cabin, and; ancillary works. **Refused. 26/04/2019**

Reason for refusal:

- 1. The proposal, by reason of location, scale, height and design would result in visual rooftop clutter which would cause harm to the character and appearance of the property, local views and the Bloomsbury Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.*

Relevant policies

National Planning Policy Framework (2019)

The London Plan March 2016 (2019)
Intend to Publish London Plan (2019)

Camden Local Plan 2017

A1 (Managing the impact of development)
D1 (Design)
D2 (Heritage)
E1 (Economic development)

Camden Planning Guidance

CPG1 (Design) March 2018
CPG6 (Amenity) March 2018
CPG (Digital infrastructure) March 2018

Code of Best Practice on Mobile Network Development (November 2016)

Bloomsbury Conservation Area appraisal and management strategy (2011)

1. Proposal

- 1.1 The applicant is seeking determination as to whether the prior approval of the Local Planning Authority is required as to the siting and appearance of the proposed development in relation to telecommunication equipment. The prior approval application has been submitted under Part 16 of schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order (GPDO) 2015 (as amended).
- 1.2 The proposal includes:
- Removal of existing 4no. existing antennas.
 - Proposed 4No. new antennas (Apertures) to be mounted on new metal tri pods. Tri pod to be mounted on existing redundant steel grillage; with an overall height of tri pod and antennas of 6.1m.
 - 2no. antennas would be located on the western rear corner of the building at roof level
 - 2no. antennas would be located on the eastern rear corner of the building at roof level
 - Existing 5no. equipment cabinets to be retained and new equipment to be installed within existing cabin.
 - Proposed steel support grillage mounted on existing steel grillage/ new plinths and associated cabling.
- 1.3 The current application is a resubmission of the previous Prior Approval application ref no. 2019/0448/P where the proposed development was refused by reason of location, scale, height and design would result in visual rooftop clutter which would cause harm to the character and appearance of the property, local views and the Bloomsbury Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

2. Justification

- 2.1 The proposal would upgrade telecommunications equipment for Hutchinson and EE, Ltd and in order to provide enhanced telecommunications coverage for; EE Ltd, ESN and H3G LTE.
- 2.2 The location of the proposed antennas followed a sequential approach outlined in the National Planning Framework (NPPF), which requests consideration to be given firstly to sharing any existing telecommunication structured in the area, secondly to utilising any suitable existing structures or buildings and thirdly to investigate sites for ground based installations. Site sharing has been explored by the applicant and no sites were found. The second consideration is to utilise suitable existing structures to be upgraded which is what the current proposal entails.
- 2.3 The submission includes appropriate documentation that all of the proposed equipment would comply with International Commission on Non-Ionizing Radiation Protection (ICNIRP) standards on emission levels in accordance with government guidelines.
- 2.4 Members of the public cannot unknowingly access areas close to the antennas where exposure may exceed the guidelines. Therefore, the equipment is not anticipated to have

any direct impact on public health.

- 2.5 There would be no impact on residential amenity in terms of loss of light or outlook.

3. Revisions

- 3.1 Initial submission showed 6no. antennas, two on the rear western corner on the upper part of the roof of the building, two on the front eastern corner and two on the rear eastern corner.
- 3.2 The two antennas on the front eastern corner have been removed through revisions. To the western corner the two antennas have been relocated to the edge of the building, as required by the site provider in order to achieve the necessary coverage.

4. Considerations

- 4.1 The main issues to be considered are:
- Siting and Appearance
 - Health

5. Siting and appearance

- 5.1 The application building is set back from the street significantly with a lower building in front. The roof of the application building is prominent within the roof-scape in views along Tottenham Court Road, Torrington Place and wider area. The building is not of a particular architectural interest but is located near to the Grade II* listed Heals building.
- 5.2 There are other antennas and telecommunication apparatus on the roof of the building, as granted under previous permissions included in the planning history. The existing antennas have a height of approximately 3m above roof level, with the proposed ones rising to 5.4m. Four existing antennas located to the east and west side of the building would be removed as part of this proposal.
- 5.3 The two antennas proposed on the western corner would be at the rear edge of the building, facing the rear of the site. Due to their position, location and orientation, the antennas would not be greatly visible from Torrington Place, but may be visible in glimpses from Tottenham Court Road. The two existing antennas are currently visible from the streetscene and their removal would be welcomed and would ensure that there would be no cumulative impact from the new antennas. Therefore, it is considered that the proposed antennas would not cause harm to the streetscene or wider Conservation Area and would not harm the setting of the listed building on Tottenham Court Road when viewed with the development proposals in the background. A condition would be added to secure removal of the redundant apparatus.
- 5.4 Along the eastern corner the two antennas would be located towards the edge of the building, facing the rear of the building. Currently, the existing two antennas are not particularly visible from the streetscene. The proposal would remove existing structures and replace with similar ones with a higher projection (by 2.4m) than existing. Whilst the proposed antennas would continue to be visible from the streetscene, the impact would not be cumulative and it is not considered that their installation would cause sufficient harm to the character and appearance of the building or the wider conservation area to justify refusal of the current proposal (as revised).
- 5.5 In relation to the other associated works, the retention of existing cabinets is considered acceptable, given the previous permissions in place to secure them. The additional grillage, plinths and associated cabling, due to their nature and projection are not considered to cause harm to the character and appearance of the host building, adjacent

ones and wider area.

6. Health

- 6.1 Central Government determines health policy in relation to any potential health issues relating to radiowaves. Public Health England, an executive agency of the Department of Health, oversees this area, on the advice of the Advisory Group on Non-Ionizing Radiation, an independent advisory group of scientific experts, whose terms of reference are to review on the biological effects of non-ionizing radiation relevant to human health and to advise on research priorities. The current advice states that telecommunications systems should comply with guidelines laid down by the International Commission of Non-Ionizing Radiation Protection.
- 6.2 The applicant has provided confirmation of International Commission on Non-Ionizing Radiation Protection (ICNIRP) which states that the proposed telecommunication equipment is in full compliance with the requirements of the radio frequency (RF) public exposure guidelines as expressed in EU Council recommendation of 12 July 1999 (1999/519/EDC) on the limitations of exposure of the general public to electromagnetic fields (0 Hz to 300 GHz).
- 6.3 At para. 116, NPPF sets out that local planning authorities must determine applications on planning grounds only, and not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure. As such, in line with the ICNIRP declaration, it is considered that the proposed telecommunication equipment would not result in harm to human health.

7. Planning Balance

- 7.1 Local Plan Policy D1, consistent with Section 16 (Conserving and enhancing the historic environment) of the NPPF (2019) seeks to preserve and enhance heritage assets and states that the Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 7.2 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the adjacent Bloomsbury Conservation Area in particular, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.
- 7.3 Section 10 of NPPF indicates that planning policies and decisions should support the expansion of electronic communications networks including next generation mobile technology such as 5G and full fibre broadband connections, whilst ensuring that there is evidence to demonstrate that the electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest, and that the construction of new buildings or other structures would not interfering with broadcast and electronic communications services.
- 7.4 The proposed development includes removal of existing four antennas and proposal of four new antennas. The proposed equipment within the existing cabinets would maintain their existing scale and projection and other supporting ancillary elements would not be seen from the streetscene due to their nature and position. The site is being used for telecommunication services and the proposal would upgrade the services in this location which is in line with NPPF requirements.
- 7.5 The main consideration to be balanced is the extent of visual harm caused by the proposed antennas due to their projection and position. The position of the antennas on

the rear side of the roof of the building facing the rear would limit their visibility from the streetscene, especially from Torrington Place and wider area. It is noted that the antennas on the western side of the building would be visible from Tottenham Court Road, however there are existing antennas currently facing the same direction and these would be removed as part of the proposal, which would balance out any potential harm.

- 7.6 Overall, it is considered that the proposals would preserve the character and appearance of the host building and the Bloomsbury Conservation Area and would not cause harm to the setting of the nearby Grade II* listed Heals building.

8. Recommendation

- 8.1 Prior Approval Required – Approval granted.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 5th October 2020, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2020/3195/P
Contact: Nora-Andreea Constantinescu
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WHP Telecoms Limited
Troy Mills, Helena House
Troy Road
Horsforth
Leeds
LS18 5GN

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Prior Approval Required - Approval Given

Address:

**1-19 Torrington Place
London
WC1E 7HB**

Proposal:

Installation of 4 x antennas, replacement of existing cabinets (within equipment cabin), new steel support, and other ancillary works.

Drawing Nos: 833840_CMN026_98117_WC0037_M003 Rev. C: 001 DRAWING REGISTER; 002 SITE LOCATION PLAN; 007 FIXITs & DEPENDENCIES; 100 EXISTING SITE PLAN; 150 EXISTING ELEVATION A; 215 MAX CONFIGURATION SITE PLAN; 265 MAX CONFIGURATION ELEVATION; Site specific supplementary information - Revision - received 23/09/2020; ICNIRP declaration certificate revision D dated 10/07/2020 received on 23/09/2020.

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 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 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:

833840_CMN026_98117_WC0037_M003 Rev. C: 001 DRAWING REGISTER; 002 SITE LOCATION PLAN; 007 FIXITs & DEPENDENCIES; 100 EXISTING SITE PLAN; 150 EXISTING ELEVATION A; 215 MAX CONFIGURATION SITE PLAN; 265 MAX CONFIGURATION ELEVATION; Site specific supplementary information - Revision - received 23/09/2020; ICNIRP declaration certificate revision D dated 10/07/2020 received on 23/09/2020.

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 Policies D1 and D2 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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The existing antennas and redundant apparatus shall be removed in accordance with the approved drawings, within one month of the commissioning and operation of the new apparatus hereby approved.

Reason: In order to avoid cumulative impact from the proliferation of rooftop equipment and to safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.

- 2 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.

Yours faithfully

Director of Economy, Regeneration and Investment

DECISION