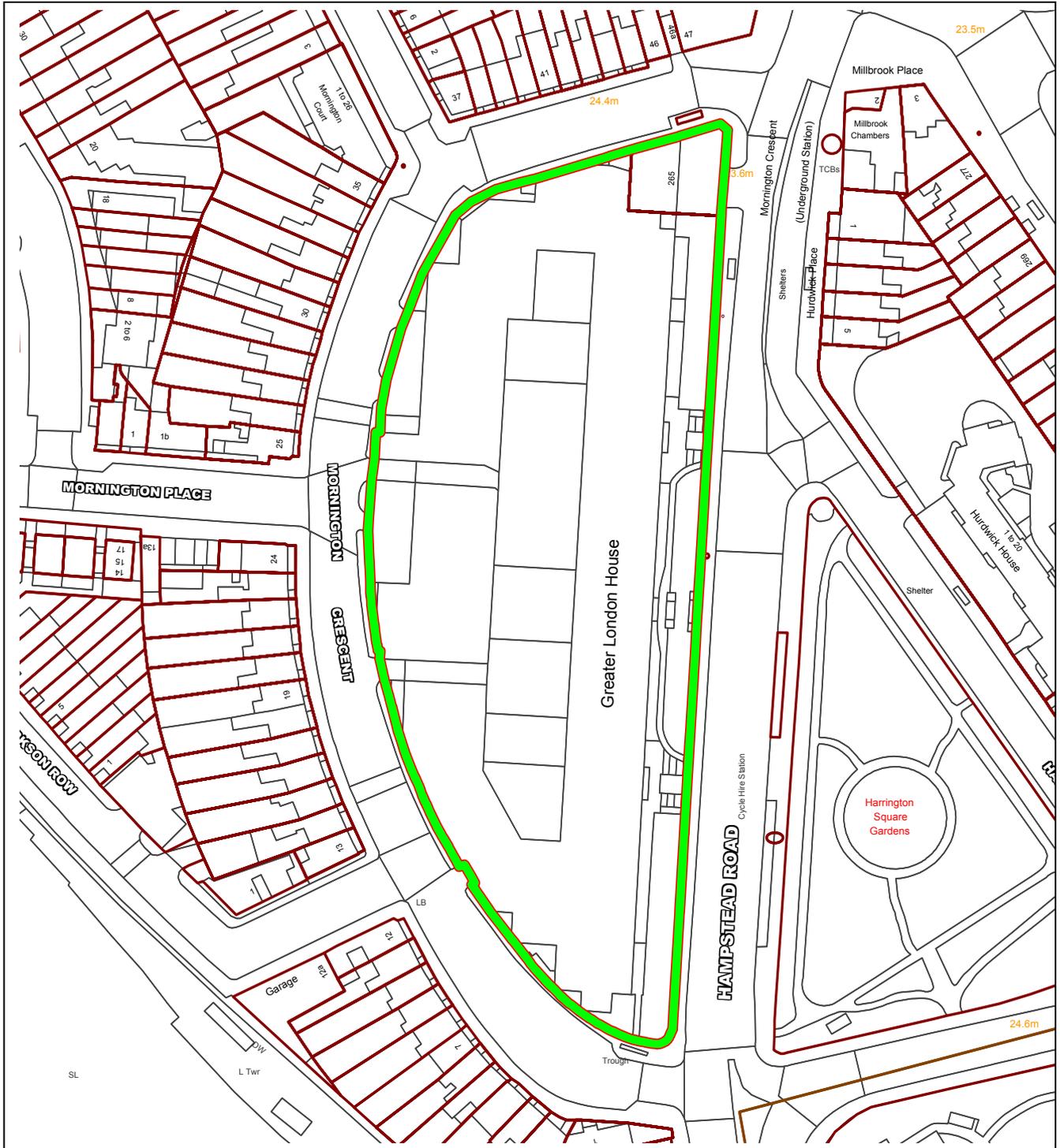


Greater London House, Hampstead Road NW1 7QX

2020/1788/P



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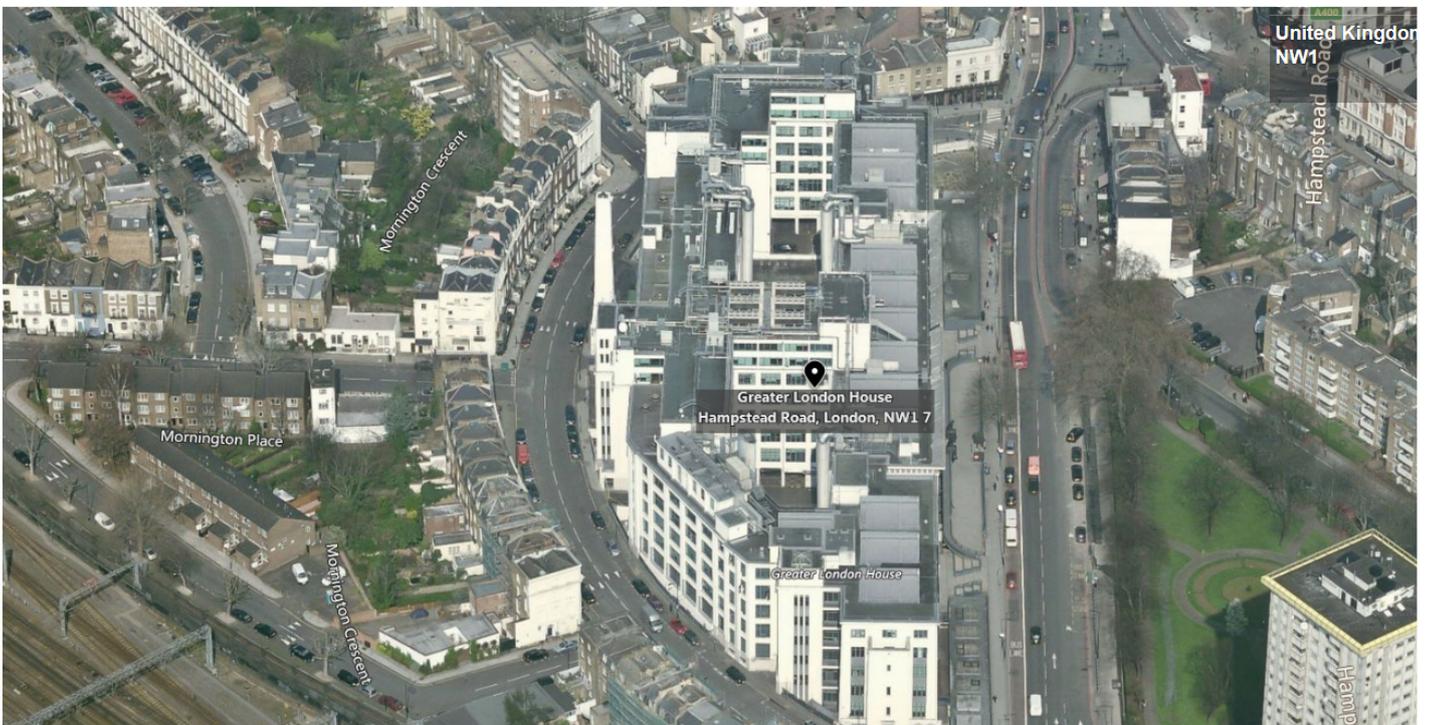
Greater London House, Hampstead Road NW1 7QX

2020/1788/P

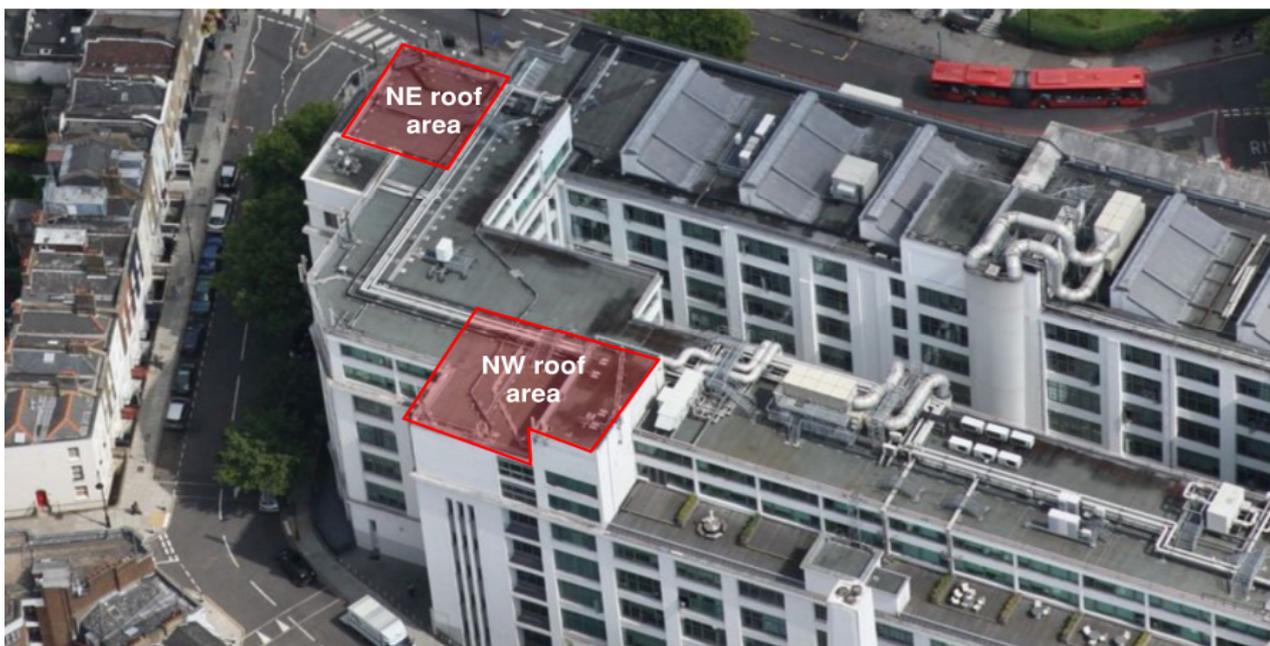
1. Aerial photo from east



2. Aerial photo from south



3. Aerial photo from west (most affected areas of works highlighted)



4 & 5. Views from Camden High Street (towards NE roof area)



6. View from Mornington Crescent (towards NW roof area)



Delegated Report		Analysis sheet		Expiry Date:		17/06/2020	
(Members Briefing)		N/A		Consultation Expiry Date:		07/09/2020	
Officer				Application Number(s)			
Tony Young				2020/1788/P			
Application Address				Drawing Numbers			
Greater London House Hampstead Road London NW1 7QY				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Upgrade of existing telecommunications equipment at roof level to facilitate 5G coverage, involving the replacement of 6 x antennas with 4 x antennas, installation of 2 x 600mm dishes, 4 x mast head amplifiers (MHA), 6 x break-out boxes (BOB), 4 x active routers, 16 x remote radio units (RRU), 1 x roof-pod, 1 x box structure, and ancillary development.							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers & local groups	No. notified	0	No. of responses	06	No. of objections	06
			No. Electronic	06		
<p>Site notices (x3) were displayed from 05/06/2020 to 29/06/2020 Press notice was published from 11/06/20 to 05/07/20</p>						

Summary of consultation responses from local residents, CAAC/Local groups, etc

A local resident living in Arlington Road objected to the proposals as follows:

1. *"I object to any further / additional masts and telecoms equipment being added to the roof or facades of this fine building which is already negatively impacted by existing in situ telecoms equipment currently disfiguring the facade. The equipment will be prominent in longer views down Arlington Road."*

3 local residents living in Mornington Crescent objected to the proposals as follows:

2. *"I absolutely object to the proposal to upgrade and install even more unsightly telecommunications equipment on the roof of what is undoubtedly one of the finest examples of Art Deco architecture in London, and will be visible in the surrounding Conservation Area. I am also concerned about the impact of what will be extra radio frequency waves on local residents health in the immediate and surrounding area."*
3. *"I object to the upgrade and replacement of telecommunications masts on the roof of Greater London House. Please...NO MORE numbers of these ugly phone masts on the roof of this magnificent Art Deco building. It's a crime! Also for the health of residents in the area, please NO MORE extra EMF or RFR exposure. ENOUGH!"*
4. *Please can the new telecommunication masts be sited so they can not be seen from the street view. The current masts can be seen from all the Crescent and Arlington Road - this is not necessary, Camden should be protecting the street view. Surely with a bit of thought and care the masts can be positioned towards the centre of the roof area of GLH so they are not visible from the street? Greater London House is a stunning building, Grade 2 listed I think? I have lived on the Crescent since 1970, it's a beautiful Crescent and GLH although I'm sure seen as 'out of keeping' when first built works but with large looming hideous masts the skyline gets ruined – please insist that the masts are sited out of sight. A small request at surely no extra expense that will improve the neighbourhood for everyone.*

Arlington Road Residents Association objected to the proposals as follows:

5. *"I would like to object to this proposal which, we believe, will have a highly visible and negative impact on the conservation area. As presently proposed the antennas will disfigure an important Art Deco building and be visible at some points in Mornington Crescent and Arlington Road. We believe this proposal requires a radical re-think to ensure the integrity of both Greater London House and the surrounding conservation area."*

Camden Town Conservation Area Advisory Committee responded and objected to the proposals as follows:

6. *"We strongly object to this proposed application. The easternmost group of antennas are proposed for the North East corner on what is the principal front facade of this very fine Art Deco building and will be highly visible from Cobden Junction within the Conservation Area. The highly*

prominent tall antennas will disfigure the strong horizontal line formed by the parapet either side of the Egyptian styled coved cornice and will negatively impact on its symmetrical design. The additional taller and more prominent equipment to the rear of the building facing Mornington Crescent and the third set of antennas closer to the front facade but set on the higher rear roof extension will further disfigure the building and will be very apparent in long views of the Listed Crescent and smaller Listed houses on Arlington Road. The proposed installations, being set right at the front edge of the parapet in all cases, neither preserves nor enhances the character and appearance of the Conservation Area. We ask that the applicant is required to provide a full set of elevations of Greater London House to show the real impact of this proposal. It is completely unacceptable for these reasons.

- 7. The elevations provided only include the northern end of the building, and thus very much underplay the significance of the harm caused by the highly prominent location of the aerials to the symmetrical eastern front facade of Greater London House. The addition of the new aerials to the rear western facade are also unacceptable, as the building is very visible in long views from within the Regents Park CA, in addition to views from within the CT Conservation Area.*
- 8. We note that the elevations are drawn extremely crudely such that the proportions of the top coved cornice and the three dimensional impact of this fine detail along with the decorative railings and parapets on the original front facade are not accurately indicated and the harm caused to the building at this very visible location can therefore not be fully understood through the submitted drawings. The building is present within the Conservation Area "in the round" - the visibility of it owing to both its bulk and height is high, and its presence is very much felt at the corner of Cobden Junction and Harrington Square, both important public spaces in their own rights within the CA. The addition of any further aerials on to the roofscape neither preserves nor enhances the Conservation Area and should not be permitted.*
- 9. Having now checked the Google streetview screengrabs which I took to mock-up the impact for other members of the committee (with the understanding that I have not done this in a CAD package and therefore the dimensions will not be correct), I can also see that the existing and proposed drawings are incorrect in that there is already more equipment visible on the various roofs and facades than is being indicated on the drawings. I am not sure when these other aerials were added (and whether by the same company) but it appears as if there may be an enforcement issue if they have not been given permission. I'm attaching the mock-ups again for ease of reference.*
- 10. Our formal objection to the proposals thus remains strong and I very much hope that your assessment concurs with our views."*

Additional responses following receipt of revised proposal and associated drawings:

Camden Town Conservation Area Advisory Committee responded and objected to the revised proposals as follows:

11. *“Thank you for offering the opportunity for us to comment on the revisions to the proposed additional telecommunications masts on Greater London House. The removal of the masts to the very prominent north eastern front corner of the building is to be welcomed and we are pleased to see this action being taken. We appreciate your efforts in seeking this amendment.*

12. *The siting of the other masts (which face north towards Arlington Road, and west towards Mornington Place, on higher parts of the roof), are also an improvement from the previous version but unfortunately, these still result in a highly visible presence within the CA and thus cannot be supported by the Committee.”*

Officer response: see Sections 3-6 below in main body of report

Site Description

The application site is a large 6-storey office building; formerly known as the Carreras Building, built in 1926. It is one of the best known Art-Deco buildings in London. The building is surrounded by a mix of uses including a residential terrace to its' rear and sides in Mornington Crescent and commercial uses to ground floor units nearer to Hampstead Road.

The host building consists of a variety of roof heights, which are mainly flat in nature and accommodate a large amount of plant machinery consisting of air conditioning units, flues, plant rooms, as well as, a large amount of telecommunications equipment including antennas, cabinets and dishes sited by a variety of licensed electronic communications operators.

The host building is located within the Camden Town Conservation Area. The building isn't listed; however, it is located within close proximity of several Grade II listed buildings, including Mornington Crescent Underground Station on Hampstead Road; Camden Palace Theatre at no. 1a Camden High Street to the north-east; a terrace of houses at nos. 1-35 Mornington Crescent immediately to the north, west and east and at nos. 15-24 Harrington Square to the south.

Relevant History

2018/3280/P - Removal of 7 x existing antennas and replacement with 9 x new antennas, installation of 1 x 600mm dish, removal of 7 x existing cabinets and replacement with 5x cabinets and ancillary works. Prior approval granted 13/11/2018

2014/6120/P - Installation of 300mm pole mounted dish antennas on the existing rooftop. Prior approval granted 14/11/2014

2007/1752/P - Installation of three 300mm transmission dishes and ancillary works to roof of office. Planning permission granted 03/10/2007

2006/1825/P - Installation of one 300mm transmission dish antenna to be mounted onto an existing antenna pole at roof level. Planning permission granted 02/12/2003

2005/0203/P - Installation of 2x telecommunications antennas at roof level. Planning permission granted 04/03/2005

2004/2224/P - Installation of 4 antennae, 3 transmission link dishes and 6 equipment cabinets on roof. Planning permission granted 16/07/2004

2003/1252/P - Installation of 6 pole mounted antennae, 4 equipment cabins, and ancillary equipment, on roof. Planning permission granted 02/12/2003

2003/0554/P - Installation of 6 antennae, 4 dishes and ancillary development. Planning permission granted 15/08/2003

PEX0300194 – The installation of two equipment cabins and three antennae on poles at roof level. Planning permission granted 01/05/2003

PEX0200591 - Installation of six antennas and internal equipment room. Planning permission granted 13/03/2003

PEX0200432 - The Installation of two equipment cabins and three antennae on poles at roof level. Planning permission granted 27/01/2003

PEX0100962 - Installation of 3 antennae and 3 microwave dishes (2 x 600mm diameter and 1 x 300mm diameter) plus associated equipment cabin (volume 1.4365 cubic metres). Planning permission granted 25/02/2002

PEX0000879 - The installation of 6 antennae and 4 microwave dishes at roof level. Planning permission granted 05/12/2000

Relevant policies

National Planning Policy Framework 2019

Sections 6 (Building a strong, competitive economy), 10 (Supporting high quality communications), 12 (Achieving well-designed places) and 16 (Conserving and enhancing the historic environment)

The London Plan March 2016

Camden Local Plan 2017

A1 - Managing the impact of development

D1 - Design

D2 - Heritage

E1 - Economic development

Camden Planning Guidance

CPG Design 2019

CPG Amenity 2018

CPG Digital infrastructure 2018

Camden Town Conservation Area appraisal and management strategy (adopted October 2007)

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

Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

Assessment

1. Proposal

- 1.1 Planning permission is sought to upgrade existing telecommunications equipment at roof level. The proposal involves the replacement of 6 x antennas with 4 x antennas, installation of 2 x 600mm dishes, 4 x mast head amplifiers (MHA), 6 x break-out boxes (BOB), 4 x active routers, 16 x remote radio units (RRU), 1 x roof-pod, 1 x box structure, and ancillary development.
- 1.2 The application site is an established telecommunications base station located on the roof of the building.
- 1.3 The proposed development has been made on behalf of MBNL and would provide improved connectivity and network enhancement, including 5G coverage, to the surrounding area on behalf of established electronic communications operators, EE and H3G.

2. Amendments

- 2.1 The original proposals involved the siting of equipment on a lower roof area in the north-east corner of the building; a roof area currently absent of any plant and machinery. The equipment included 2 x antennas, 9 x RRUs, 2 x MHAs, 2 x BOBs, and 2 active routers on a proposed new freestanding frame. Following Council advice, the applicant amended the proposals and drawings to exclude this new equipment entirely from the proposals.

3. Assessment

- 3.1 The principle considerations in the determination of this application are:
 - the design and impact of the proposals on the character and appearance of the host building, Camden Town Conservation Area, and within the settings of nearby listed buildings; and
 - the impact of the proposal on neighbouring amenity.

4. Design

- 4.1 Local Plan Policy D1 (Design) establishes that careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development in Camden which integrates into its surroundings. It advises that “*Good design takes account of its surroundings and preserves what is distinctive and valued about the local area.*”
- 4.2 Local Plan Policy D2 (Heritage) also states that the Council will only permit development within conservation areas that preserve and enhance the character and appearance of the area. The Camden Town Conservation Area appraisal and management strategy (adopted October 2007) supports this when stating that its designation as a conservation area, “*provides the basis for policies designed to preserve or enhance the special interest of such an area.*”
- 4.3 Policies D1 and D2 are supported by Camden Planning Guidance (CPG) Design and Digital Infrastructure. In particular, CPG Design in Chapter 9 (Building services equipment) recognises that design considerations within the setting of any listed buildings and conservation areas should include the visual impact of building services equipment on the host building within this context.
- 4.4 The National Planning Policy Framework (NPPF) in Paragraph 113 of Chapter 10 (Supporting high quality communications) requires Local Planning Authorities to keep the number of radio and electronic communications masts, and the sites for such installations to a minimum, consistent with the needs of consumers, the efficient operation of the network and to provide reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged.

- 4.5 The applicant's supplementary information document states that the proposals seek to upgrade an existing roof top site rather than seek a new standalone facility in accordance with NPPF requirements. It is also argues that the design of the proposed equipment is considered to be the least visually intrusive option possible given the larger antennae sizes required for 5G coverage, and that this increased size would not detract from the building and character of the area in which the application site is located.
- 4.6 Although the host building isn't listed, it is certainly not without merit in terms of its' character and appearance, it being the former Carreras Building, recognised as one of the best known Art-Deco buildings in London. The building is also located within the Camden Town Conservation Area. The building itself is 6-storeys in height with a number of roof areas of various heights along its length, though all mainly flat in nature, and which accommodate a large amount of existing plant and machinery consisting of air conditioning units, flues, plant rooms, including a large amount of telecommunications antennas, cabinets, dishes and associated equipment sited by several licensed electronic communications operators. The lower roof height is 23.95m above ground level, the upper roof height measuring 30.2m above ground level and with an existing plant room that rises to 34m above ground level.
- 4.7 The relevant roof areas most affected by the proposals are identified as '*NW roof area*' and '*NE roof area*' on Photo 1 below. Additional areas of the northern part of the roof would involve only minor proposed alterations, such as, additional cable trays and associated routing that would not be visible from within the public realm nor affect the character and appearance of the building or wider area. The relevant existing equipment comprises of 4 x antennas located on the upper roof on the north-eastern end of the building along with 2 x 300mm dishes. There are also 2 x antennas located on the north-western side of the upper roof with equipment cabinets located inside an internal room.

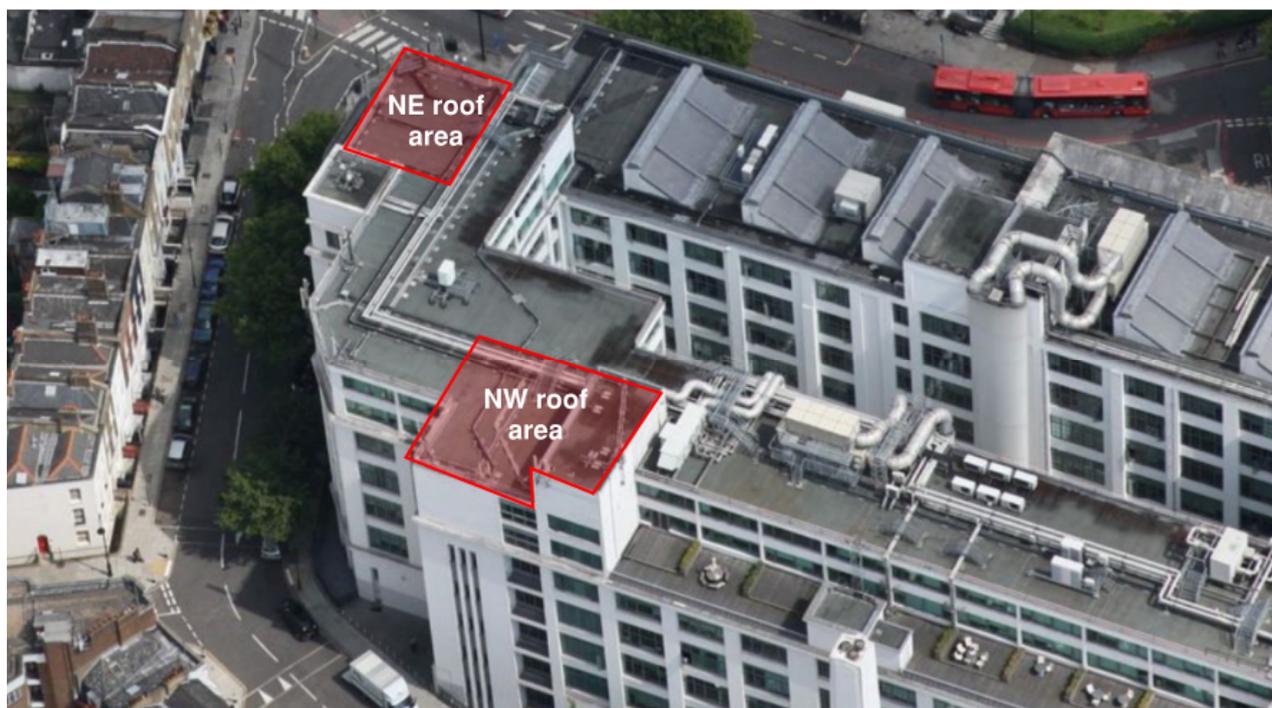


Photo 1 – aerial view showing relevant roof areas of building

North-east roof area

- 4.8 The building's height and position make the north-east corner particularly visually prominent when viewed from Camden High Street. It is at this point where both the existing and proposed replacement antennas and associated equipment would appear most visible (see photos 2 and 3

below) given the open character of this corner of the building and the wide road junction with Hampstead Road and Mornington Crescent which provide clear public views to both upper and lower roof levels.



Photos 2 & 3 – existing views towards the north-east corner of the building from Mornington Crescent Underground Station and Camden High Street respectively



Photo 4 – existing equipment (north-east corner) Photo 5 – proposed equipment (north-east corner)

4.9 The most noticeable part of the proposals affecting this part of the roof area involves the installation of 2 new antennas on a support pole, following the removal of 2 existing antennas, and the addition of 2 600mm sized dishes and frame (as indicated on photo 5 above).

4.10 It is recognised that there are already 2 existing antennas and other equipment in situ (see photo 4 above) located on the upper roof of the north-east corner of the building which are visually prominent within the skyline and that the proposal involves the replacement of 2 existing antennas in the same position and at no greater additional height. Notwithstanding this, the replacement antennas would be larger in size and orientated towards the widest and most open views from Camden High Street which further serves to accentuate their size (see photo 5 above). The 2 new proposed dishes and frame would also be noticeable from this view. In this regard and particular

context, the proposal would add conspicuous and noticeable clutter to the rooftop which is considered to result in a degree of visual harm to the character and external appearance of the building and wider Camden Town Conservation Area.

4.11 While it is acknowledged that the host building is not listed, it is also noted that the north-east corner provides a backdrop to a number of Grade II listed buildings, most notably Mornington Crescent Underground Station on Hampstead Road, the Camden Palace Theatre (no. 1a Camden High Street) and a terrace of houses to the south (nos. 15-24 Harrington Square). Local Plan Policy D2 (Heritage) states that the Council will resist development that would cause harm to the significance of a listed building through an effect on its setting.

4.12 It is recognised that a number of existing antennas and other equipment are already in situ in the north-east corner (see photo 4 above) and that the most visible proposed alteration would involve the replacement of 2 existing antennas located in the same position and with no additional height. In this context, and given the significant distances between the location of the proposed equipment and nearby listed buildings, the proposal is considered unlikely to cause harm to the significance of the listed buildings through any effect on their settings.

North-west roof area

4.13 It is noted that while the submitted existing roof plan (drawing ref. 215 rev F) correctly shows 4 other existing antennas sited by different electronic communications operators in the north-east area (visible in photos 6 and 7 below), the existing and proposed elevation drawings (refs. 152 rev F and 267 rev F) do not include 2 of these. This report has assessed the proposals based on the existing arrangement as viewed on site and as shown on the existing roof plan/photos 6 & 7 which correctly reflects the current situation.

4.14 The proposal includes the replacement of 2 existing antennas (identified in photos 6 & 7 below) located on the upper roof (30.2m above ground level). The top of each antenna is approximately 35m in height above ground level. The 2 proposed replacement antennas (identified in photo 8 below) would be mounted on poles and roof-pod positioned on an existing plant room roof (34m above ground level). The top of each antenna would be 37.5m in height above ground level.



4.15

Photo 6 – existing view from within Mornington Crescent showing north-west part of building



Photo 7 – existing equipment (north-west area) Photo 8 – proposed equipment (north-west area)

- 4.16 The applicant confirmed that the proposed orientation and elevated position of the replacement antennas are necessary in order to provide 5G signals and coverage in a particular direction that would otherwise be blocked by the existing plant room.
- 4.17 The proposal would result in an increased height of approximately 2.5m when comparing the proposed repositioned antennas with existing antennas to be replaced; however, the increase in height would be less (approximately 1m) when compared with existing antennas already located on the plant room roof and sited by different electronic communications operators
- 4.18 However, even when taking into consideration the presence of existing rooftop equipment in situ and the fact that the proposed antennas would replace 2 existing ones, the increased height and elevated position, along with the larger size of the replacement antennas, would add noticeable clutter to this part of the rooftop. As such, the proposal is considered to result in a degree of visual harm to the character and external appearance of the building and wider Camden Town Conservation Area, especially in views from Arlington Road to the north and Mornington Place to the south-west.
- 4.19 While it is acknowledged that the host building is not listed, it is noted that the western elevation is located immediately adjacent to a terrace of Grade II listed houses (nos. 1-35 Mornington Crescent) which curves around the building on this side. However, due to the narrow road width, relative building heights, and distance from street level on this elevation, the proposed works are not considered to have a harmful effect on the settings of the listed buildings.

5. Planning balance

- 5.1 Considerable importance and weight has been attached to the desirability of preserving or enhancing the character or appearance of Camden Town Conservation Area, and the settings of any listed buildings, under s.72 of the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

- 5.2 Local Plan Policy D1, consistent with Chapter 16 (Conserving and enhancing the historic environment) of the NPPF which seeks to preserve and enhance heritage assets, 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.
- 5.3 Given the assessment as outlined above in Section 4 of this report, it is considered that the proposed telecommunications equipment would result in a degree of harm to the character, appearance and historic interest of the Camden Town Conservation Area. Taking into account the existing rooftop equipment in situ and the fact that the most visible equipment (the proposed antennas) would replace existing equipment, without any increase in height in the north-east roof area, the overall harm is considered to be relatively low and less than substantial.
- 5.4 The NPPF states in Paragraphs 196 and 197 that *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

5G system and public benefit

- 5.5 The supporting information recognises the high level of mobile phone use and ownership within the UK population and the overall acceptance of the benefits of mobile communications. The higher frequencies that the proposed 5G system uses would serve to provide additional public benefits through greater bandwidth and capacity, along with improved connectivity, network enhancement and speed. It is argued that local communities could directly benefit from the proposed new and improved connectivity through enhanced social interaction and inclusion, improved local economy and services, and higher productivity, amongst other benefits.
- 5.6 It is noted, however, that new 5G systems have a more complex radio requirement. Where previously 2G, 3G or 4G systems could be accommodated without the need for extra supporting structures or raising the antenna heights, 5G signals involve locating antennas closer to the building edge and with raised antenna heights to avoid the ‘clipping’ effect of building edges given that 5G signals are more prone to the shadowing effect of adjacent buildings or existing structures.
- 5.7 The applicant’s supplementary information document emphasises that the proposals would utilise an existing roof top site (rather than seek a new standalone facility) and argues that the design of the proposed equipment is the least visually intrusive option available and the optimum location in terms of siting and design given the technical constraints of 5G systems as stated above and those of the site itself.

Planning balance

- 5.8 Weighing the less than substantial harm caused as a result of the proposed development against this demonstrable public benefit, it is considered on balance that the benefit to the public arising from enhancing the local telecommunication coverage and increased capacity outweighs the limited harm arising to the the character and appearance of the host property, Camden Town Conservation Area, and settings of the nearby listed buildings.
- 5.9 Overall, therefore, and on balance, the proposed development accords with Chapter 16 of the NPPF which seeks to preserve and enhance heritage assets, and the proposal is considered on balance to be acceptable in design terms.

6. Amenity

- 6.1 Local Plan Policy A1 (Managing the impact of development) seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission to development that would not harm the amenity of communities, occupiers and neighbouring residents. This is supported by Camden Planning Guidance (Amenity) that requires the potential impact on the amenity of neighbouring properties to be fully considered and seeks for developments to be "*designed to protect the privacy of both new and existing dwellings to a reasonable degree.*"
- 6.2 Chapter 10 (Supporting high quality communications) of the NPPF in Paragraph 115 requires that all applications for telecommunications development be supported by the necessary evidence to justify the proposed development. This should include:
- a. the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area; and*
 - b. for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection; or*
 - c. for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.*
- 6.3 The applicant has provided supplementary information confirming that there are no schools in close proximity to the site, and therefore no consultations were undertaken. The site is not located within 3km of an aerodrome or airfield, and as such, the Civil Aviation Authority and Secretary of State have not been notified.
- 6.4 Pre-application consultation correspondence was submitted to the Council by the applicant and letters sent to all Regent's Park Ward Councillors on 06/04/2020 in regard to the proposed development; however, the applicant declined to engage in the Council's pre-planning advice process as they considered the fee to be prohibitive.
- 6.5 The application includes an ICNIRP Declaration which certifies that the proposed equipment is designed to be fully compliant with the precautionary guidelines set by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). This is an independent body of scientific experts established by the International Radiation Protection Association. As such, the equipment is not anticipated to have any direct impact on public health.
- 6.6 It is noted that a number of consultation responses have been received from local residents objecting to the proposed telecommunications equipment on health grounds. Paragraph 116 of the NPPF states that local planning authorities must determine applications on planning grounds only and does not give scope for the local planning authority to determine health safeguards beyond compliance with ICNIRP guidelines.
- 6.7 Notwithstanding this, the Council notes various advice available on health issues which conclude that mobile phone base stations do not pose any health risks to people, including children. This advice includes amongst others, an independent report in 2012 by the Advisory Group on Non-Ionising Radiation (AGNIR) which concluded that there is no convincing evidence that exposure

to radio frequency within the agreed guideline levels in UK causes health effects in adults and children.

6.8 There would be no impact on daylight, sunlight or outlook to neighbouring premises from the proposed development.

6.9 Overall, therefore, it is concluded that there would be no adverse impact on residential amenity or public safety issues for any neighbouring residential occupiers. As such, the proposal accords with the relevant provisions of the NPPF as required, Camden Local Plan Policy A1 and Camden Planning Guidance in this regard.

7. Recommendation

7.1 It is therefore recommended, on balance, that planning permission be 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 26th 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: 2020/1788/P
Contact: Tony Young
Tel: 020 7974 2687
Email: Tony.Young@camden.gov.uk
Date: 19 October 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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Waldon Telecom
South Acre - The Walnut Yard
Gelscoe Lane
Diseworth, Derby
DE74 2AN

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Greater London House
Hampstead Road
London
NW1 7QY

DECISION

Proposal:

Upgrade of existing telecommunications equipment at roof level to facilitate 5G coverage, involving the replacement of 6 x antennas with 4 x antennas, installation of 2 x 600mm dishes, 4 x mast head amplifiers (MHA), 6 x break-out boxes (BOB), 4 x active routers, 16 x remote radio units (RRU), 1 x roof-pod, 1 x box structure, and ancillary development.

Drawing Nos: (788847_CMN041_98528_NWO187_M006_Issue_F/-)002 rev F, 100 rev F, 150 rev F, 151 rev F, 152 rev F, 215 rev F, 265 rev F, 266 rev F, 267 rev F; ICNIRP Conformity Certificate (Cell ref. 98528) dated 27/07/2020; Site Specific Supplementary Information from Waldon Telecom Ltd dated 20/04/2020; MBNL 5G Explanatory Note (ref. MBNL.Supp.Info.New Tech.06.12.18); Photomontage sheets 1-3 (ref. 90073-PM-01 rev A); Cover letter from Waldon Telecom Ltd (ref. KJ/MBNL/98528) dated 20/04/2020; Email from Waldon Telecom Ltd dated 03/08/2020.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: (788847_CMN041_98528_NWO187_M006 Issue_F/-)002 rev F, 100 rev F, 150 rev F, 151 rev F, 152 rev F, 215 rev F, 265 rev F, 266 rev F, 267 rev F; ICNIRP Conformity Certificate (Cell ref. 98528) dated 27/07/2020; Site Specific Supplementary Information from Waldon Telecom Ltd dated 20/04/2020; MBNL 5G Explanatory Note (ref. MBNL.Supp.Info.New Tech.06.12.18); Photomontage sheets 1-3 (ref. 90073-PM-01 rev A); Cover letter from Waldon Telecom Ltd (ref. KJ/MBNL/98528) dated 20/04/2020; Email from Waldon Telecom Ltd dated 03/08/2020.

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

- 3 The colour of the proposed antennas and dishes shall match as closely as possible the background, or the part of the building to which it is attached. All supporting mounts, poles or structures 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.

- 4 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.

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 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.

- 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.

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>

DRAFT

Yours faithfully

Director of Economy, Regeneration and Investment

DECISION