

Application ref: 2020/5388/P
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Date: 13 January 2021

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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planning@camden.gov.uk
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Clarke Telecom Ltd
Unit E
Madison Place
Northampton Road
Manchester
M40 5AG

Dear Sir/Madam

DECISION

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

Address:
Lacon House
84 Theobalds Road
London
WC1X 8NL

Proposal: Removal of 1 antenna, replaced with 2 antennas on support poles together with ancillary development.

Drawing Nos: Site Location Plan (24/07/2020 Sitec C) 100 A, 200 B, 201 C, 300 B, 301 C. Clarke Telecom Cover Letter (13/11/2020). Notification Letter (11/11/2020). Site Specific Supplementary Information (13/11/2020). Declaration of Conformity with ICNIRP Public Exposure Guidelines (11/11/2020). Clarification of the Declaration of ICNIRP Compliance (11/11/2020). Developer's Notice & Cover Letter (10/11/2020).

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**.

Conditions and Reasons:

- 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 :

Site Location Plan (24/07/2020 Sitec C) 100 A, 200 B, 201 C, 300 B, 301 C.

Clarke Telecom Cover Letter (13/11/2020). Notification Letter (11/11/2020). Site Specific Supplementary Information (13/11/2020). Declaration of Conformity with ICNIRP Public Exposure Guidelines (11/11/2020). Clarification of the Declaration of ICNIRP Compliance (11/11/2020). Developer's Notice & Cover Letter (10/11/2020).

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.

Informatives:

- 1 Reasons for granting 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 to take account of objections on other grounds such as health impacts. Nevertheless the application is supported by the required ICNIRP declaration which demonstrates that the equipment meets national safeguards on emission levels in accordance with government guidelines.

The host property is in use as offices. It is a ten storey building forming a whole block fronting Theobald's Road; with flanks on both Lamb's Conduit Street and Harpur Street, with Harpur Mews to the rear. The maximum height at roof level is the existing plant room at approximately 33.5m above ground level (AGL). It should be noted that the roof is stepped from the seventh floor upwards. There are existing antennas and ancillary equipment in place at roof level on both West and Eastern sides, currently with an approximate maximum height of 31.70m AGL. The nature of the stepped roof design means that existing equipment is hardly noticeable from street level.

The proposal would replace and upgrade similar equipment which would be positioned somewhat higher than existing arrangements. To the West side of

the roof the proposed installation would have an approximate maximum height of 34.10m AGL. To the East side of the roof the proposed replacement antennas would have an approximate maximum height of 32.2m AGL. The new installation will also benefit from the host buildings' stepped roof top design which will mostly shield the installation from public view at street level.

The site is not listed nor within a conservation area, however; it is within close proximity to the Bloomsbury Conservation Area and 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 would be harmful to public realm.

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.

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

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

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. The proposal is considered acceptable in terms of its siting and appearance.

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 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).

- 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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer