

Application ref: 2020/5539/P
Contact: Tony Young
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Date: 20 January 2021

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Avison Young
Norfolk House
7 Norfolk Street
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M2 1DW

Dear Sir/Madam

DECISION

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

Address:
Premier Inn Euston
141 Euston Road
London
WC1H 9AA

Proposal:
Installation of 6 x antennas mounted on tripods located on plant room roof in north-east corner of main roof (following removal of 6 x existing antennas), and associated ancillary works.

Drawing Nos: 002 issue D3, 100 issue D3, 150 issue D3, 151 issue D3, 215 issue D3, 265 issue D3, 266 issue D3; Cover Letter, Design & Access Statement, Developer's Notice from Avison Young (ref. 50060/ATAP/RS) dated 26/10/2020; ICNIRP Conformity Certificate (Cell ref. 50060) dated 30/04/2020; Site Specific Supplementary Information from Avison Young dated 25/11/2020; MBNL 5G Explanatory Note (ref. MBNL.Supp.Info.New Tech.06.12.18); Digital Infrastructure information (Connected Growth: Toolkit for Places - pages 37-39).

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**.

Informative(s):

1 Reason for granting approval:

This application was submitted under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GPDO). The scheme is assessed only for its' acceptability in siting and appearance. It is considered that Prior Approval would be required and would be granted for the following reasons:

The proposal involves the removal and replacement of 6 x antennas with 6 x antennas located on a plant room roof in the north-east corner of the main roof. Ancillary works include the installation of several RRUs (remote radio units), BOBS (break-out boxes) fixed to roofpods, frames and support poles; the installation of gates and handrails; and the upgrading internally of an existing equipment cabin. In addition, x6 antennas and other redundant equipment would be removed..

The presence of an existing base station and telecommunications equipment at roof level confirms that the principle of siting similar equipment has already been established. Although the proposed antennas would be more visible from some street level views along Euston Road than a number of existing antennas by virtue of their additional height (increased by approximately 1.8m) and more elevated position, the set-back position of all antennas from the roof edges and tall building height would ensure that the impact of the proposal would not be significantly different from equipment already in situ and would remain concealed from rear views from Flaxman Terrace and Woburn Walk.

Furthermore, the removal of x2 of the most visible antennas located on the north-west corner of the roof facing Euston Road, along with the proposed rationalisation and grouping together of all antennas in the north-east corner of the roof, would serve to reduce the visibility of the proposals, particularly from the west along Euston Road. This is because the replacement antennas would benefit from the backdrop provided by the much larger 11-storey office building which sits behind (no. 1 Mabledon Place) and helps the proposed equipment to blend in with the background, so as to be less perceptible.

The use of the equipment and base station would continue to be shared between multiple operators (EE Ltd and H3G UK) in line with guidance as set out within the National Planning policy Framework (NPPF). The proposed equipment is certified as being compliant with the requirements of the radio frequency public exposure guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP).

Overall therefore, given the nature and scale of the proposal, the presence of an existing base station and similar telecommunications equipment already in situ, as well as, the fact that there would be no increase in the number of antennas, it is considered that the siting of the proposed equipment would have a minimal impact on the overall appearance of the host building and would preserve the character and appearance of the Bloomsbury Conservation Area.

Due to the location of the proposed equipment, as well as, the fact that the proposals mainly involve the upgrade of existing apparatus, no harm would be

caused to the living conditions of neighbouring residential occupiers by way of a loss of light or outlook.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bloomsbury Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the Publication London Plan 2020, and the National Planning Policy Framework 2019.

- 2 You are reminded of the need to ensure that the apparatus hereby approved shall be removed as soon as reasonably practicable after it is no longer required for electronic communications purposes, in accordance with condition A.2(2) of Part 16 of the Town & Country Planning (General Permitted Development) Order (as amended).
- 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 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.
- 5 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', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer