

Application ref: 2021/2512/P  
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Date: 13 July 2021

**Development Management**  
Regeneration and Planning  
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Avison Young  
3rd & 4th Floor Norfolk House  
7 Norfolk Street  
Manchester  
M2 1DW

Dear Sir/Madam

### **DECISION**

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

Address:  
**Englefield  
Clarence Gardens  
London  
NW1 3LN**

Proposal:  
Installation of telecoms equipment on rooftop including replacement of 6 existing antennas with 12 new antennas on new support structures, plus associated equipment and ancillary works.

Drawing Nos: 002 Rev G; 100 Rev G; 150 Rev G; 215 Rev G; 265 Rev G; Site Specific Supplementary Information; ICNIRP Certificate; 5G and Future Technology; Connected Growth Manual - Digital Infrastructure; IET Guide to 5G.

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 shall be carried out in accordance with the following approved plans: 002 Rev G; 100 Rev G; 150 Rev G; 215 Rev G; 265 Rev G.

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

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 this in terms of 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 agent has confirmed that the proposal would allow potential site sharing opportunities given that another licensed mobile operator had recently expressed interest in proposing an installation on Englefield. The proposal is to upgrade the existing equipment to provide enhanced 3G/4G coverage and new 5G coverage with increased capacity to satisfy the traffic demands set by mobile users passing in this area. The reuse of this existing base station site, rather than a new site being used, is welcomed in accordance with NPPF guidance on location of such telecoms equipment.

The host building is a postwar block of flats situated within a large residential estate. The site is not listed nor within a conservation area and has no special architectural merit or character. The proposal, as now revised, would replace the existing 6 antennas (all about 2.75m high) around the central plant room with 12 new antennas mounted on new supporting poles around the rooftop- 6 will be on the plant room, projecting about 3m above its roof, and 6 will be 2.75m high in total placed on supporting frames around the main roof perimeter. In addition there are various smaller items of equipment such as RFUs and BOBs plus ancillary works to the existing equipment cabinet at roof level.

The agent confirmed that the operator's general practice would endeavour to propose the minimum height and least amount of equipment necessary to sufficiently achieve the desired coverage levels and any reduction in height or equipment would compromise the site's effectiveness within the network. Alternatives of setting back the antennas further away from the parapet edges or in a more central position on the plant room would not work for technical reasons and any further setback of the antennas from the main roof edge would result in them becoming even higher and thus more visually prominent.

In this case, the replacement antennas on the central plant room would be somewhat higher and larger than the existing ones; however they would not be significantly more prominent in overall views of this high block. The proposed antennas around the roof edge would be no higher than the plant room and lower than the existing 3m high equipment cabinet. Although they would represent new visually apparent equipment around the roof perimeter edge, which is otherwise uncluttered here, the antennas on poles are relatively small

and discreet and do not overhang the roof edge.

It is considered that the overall effect is acceptable on balance and that it would not seriously harm the appearance of this large block in short and long views nor harm the character of the estate. It is noted that views of this block are mainly confined to within this very large postwar estate. The revised scheme is preferable to the original submission which involved much bulkier and higher antennas plus tripods on the perimeter edge, with some of them overhanging the edge, and thus created more visual clutter.

On balance, it is considered that any harm caused to the block and estate by the proposal's additional visual clutter at roof level would be outweighed by the public benefit of telecommunication equipment here, ie. the benefit of enhanced existing 3G/4G coverage and new 5G coverage. Overall the proposals are considered acceptable in terms of siting and appearance.

No objections were received prior to the determination of this application. 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 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 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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).
- 5 You are reminded of the need to ensure that the apparatus shall be removed as soon as reasonably practicable when no longer required, in accordance with condition A.2(2) of Part 24 of the Town & Country Planning (General Permitted Development) Order (as amended).

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer