

Application ref: 2021/4249/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 21 October 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Waldon Telecom
Phoenix House
Pyrford Road
West Byfleet
KT14 6RA

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Prior Approval Required - Approval Given

Address:

Maple House
149 Tottenham Court Road
London
W1T 7NF

DECISION

Proposal:

The proposed upgrade consists of the installation of 3no. 4.45m support poles (35.65m AGL) supporting 9no antennas (3no. of which are relocated from existing supports) and ancillary works thereto.

Drawing Nos: 100 REVA; 200 REVA; 201 REVA; 300 REVA; 301 REVA;
Supplementary Information Template; Digital Public Benefit Brochure; Cornerstone Health and Mobile Phone Base Stations; ICNIRP; Pre-application consultation to LPA; DDCMS and MHCLG Collaborating for Digital Connectivity; MBNL 5G and Future Technology; Connected Growth Manual; Mobile UK Councils and Connectivity; Waldon Telecom Ltd covering letter ref: MP/CTIL_147283 25 and Site Selection letter.

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; 100 REVA; 200 REVA; 201 REVA; 300 REVA; 301 REVA; Supplementary Information Template; Digital Public Benefit Brochure;

Cornerstone Health and Mobile Phone Base Stations; ICNIRP; Pre-application consultation to LPA; DDCMS and MHCLG Collaborating for Digital Connectivity; MBNL 5G and Future Technology; Connected Growth Manual; Mobile UK Councils and Connectivity; Waldon Telecom Ltd covering letter ref: MP/CTIL_147283 25 and Site Selection letter.

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 site sits opposite the Bloomsbury Conservation area (to the south of the site) and the Fitzroy Square Conservation Area (to the west of the site). The most immediate listed buildings are the GII University College Hospital General Block and the GII listed buildings on Grafton Way. There are GI listed building in Fitzroy Square and the University College Central Block. The existing and proposed site would not be visible from Fitzroy Square. The existing site is partially visible from the Gower Street east pavement outside University College. However, it is at some distance from the subject site and this part of its setting and context has long been one of visible twentieth-century development. The existing site has little scale, evidential or character relationship with any of the surrounding heritage assets as the host building dates from the C20th, is of 8 storeys plus roof and is surrounded to the north and east by twentieth and twenty-first century hospital development of a still greater scale.

3 x 4.5m high antennas located on the northeast roof with 6 new VF RRHs on ERS rails, 4 x TEF RRU's fixed to pole, the existing 4 x TEF/VF antennas would be removed and replaced with 2 x TEF antenna all mounted on Yoke bracketry on 2 x new tripod frames are proposed on the south edge. 6 x VF RRHs fixed to pole via AMRC rail and brackets and 2 x remote RFMs back to back on FPKC brackets all on the north edge.

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.

Moreover, the proposed antennas around the roof edge would be no higher than the height of the existing 4.5m high tripod antenna on the north and south roof edge would serve to reduce the visibility of the proposals.

As discussed above, the site is not listed nor within a conservation area. However; consideration has been given to the appearance of the installation from views around the site. It is not considered that the proposal for the installation of the new telecommunication equipment would not be detrimental when considering the public benefit of telecommunication equipment. i.e. the benefit of new 5G coverage.

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

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 2021.

- 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) 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 2021.

Yours faithfully

Chief Planning Officer

DRAFT

DECISION