

Application ref: 2021/4309/P  
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Date: 29 October 2021

**Development Management**  
Regeneration and Planning  
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WHP Telecoms Limited  
1a Station Court  
Station Road  
Guiseley  
Leeds  
LS20 8EY

Dear Sir/Madam

## DECISION

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

Address:

**Centenary House**  
**96-98 Camden High Street**  
**London**  
**Camden**  
**NW1 0LQ**

Proposal:

Installation of replacement telecoms equipment to roof.

Drawing Nos: Site Location Plan 1107018\_CMN054\_25062\_NW0074\_M001 A - 002, 003, 007, 100, 150 A, 210, 260. Declaration of Conformity with ICNIRP Public Exposure Guidelines 08/03/2021, Site specific Supplementary Information 28/08/2021.

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: Site Location Plan 1107018\_CMN054\_25062\_NW0074\_M001 A - 002, 003, 007, 100, 150 A, 210, 260. Declaration of Conformity with ICNIRP Public Exposure Guidelines 08/03/2021, Site specific Supplementary Information 28/08/2021.

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

Informative(s):

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 this 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 for its acceptability in siting and appearance only 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 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 site, rather than a new site being used, is welcomed in accordance with NPPF guidance on location of such telecoms equipment.

The host property is a mixed use building with commercial spaces on the ground floor and residential uses at upper floors. The site is not listed but is within the Camden Town conservation area, however it is not noted as making a positive contribution and has no special architectural merit or character.

In this case, three existing antennas shall be removed and replaced with three upgraded antennas attached to the existing support pole. Additionally, other redundant equipment shall be removed and replaced with upgraded installations; to be attached to the wall of the existing plant room or attached to new support structures. All proposed development shall have broadly the same appearance as the existing arrangements with some minor improvement to the overall layout. The maximum height of the proposed installation shall be approximately the same as the maximum height of the existing.

Due to the proposed equipment being seen in the context of the existing equipment and subordinate in size and scale to it, any harm to the conservation area from additional visual clutter would be at the very lower end of less than substantial. Therefore on balance, it is considered that any harm would be outweighed by the public benefit of telecommunication equipment here, i.e.) 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, D1 and D2 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](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).

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



Daniel Pope

Chief Planning Officer