

Application ref: 2020/4958/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Email: Matthew.Dempsey@Camden.gov.uk
Date: 10 December 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/planning

Waldon Telecom
Waldon Telecom Ltd
Phoenix House
Pyrford Road
West Byfleet
KT14 6RA
Surrey

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Mullen Tower
85 Mount Pleasant
London
WC1X 0AG

Proposal:

Installation of 3 no pole-mounted antennas and 2 no 300mm pole-mounted transmission dishes to rooftop plus ground-based equipment cabin and meter cabinet, and ancillary development.

Drawing Nos:

Existing Drawings

Prefix MTR058-GA: -02 rev A (Site Plan), -04 rev A (Car Park Plan), -08 rev A (West elevation), -10 rev A (North Elevation), -12 rev A (South Elevation);

Proposed Drawings:

Prefix MTR058-GA- : -01 Rev A Site location plans, -03 revD (Site Plan), -05 RevC (Car Park Plan), -07 Rev D (East Elevation), -09 Rev A (west elevation), -11 Rev A (North elevation), -13 Rev B (South elevation); ICNIRP Compliance Notice for Mullen Tower dated 02/10/2020; Site Specific Supplementary Information from Waldon Telecom Ltd dated 26/10/2020.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 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:

Existing Drawings

Prefix MTR058-GA: -02 rev A (Site Plan), -04 rev A (Car Park Plan), -08 rev A (West elevation), -10 rev A (North Elevation), -12 rev A (South Elevation);

Proposed Drawings:

Prefix MTR058-GA- : -01 Rev A Site location plans, -03 revD (Site Plan), -05 RevC (Car Park Plan), -07 Rev D (East Elevation), -09 Rev A (west elevation), -11 Rev A (North elevation), -13 Rev B (South elevation); ICNIRP Compliance Notice for Mullen Tower dated 02/10/2020; Site Specific Supplementary Information from Waldon Telecom Ltd dated 26/10/2020.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 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.

Informative(s):

- 1 Reasons for granting planning permission:

The application building is Mullen Towers, which is a substantial 11 storey residential tower (plus plant and lift overrun) on top of a single storey podium (with restaurant/café use, car park and storage), located on the corner of Mount Pleasant and Laystall Street. It was built in the 1960's, is of brick construction and 31m high up to the main parapet (with overruns and plant at roof level extending to 34m). The site is located within the Hatton Garden Conservation Area, and is listed in Hatton Garden Conservation Area Appraisal and Management Strategy as a building that makes a negative contribution to it.

The application site has had a number of withdrawn planning applications for telecommunications equipment and in 2019 a refusal for installation of "48 small antennas pole mounted on 10 free-standing support frames on the roof".

The developer has advised that the proposals would relocate existing Emergency Services Network (ESN) apparatus from Thavies Inn House, approximately 550 metres to the south of the application site. The base station is required to replicate the current coverage footprint provided from Thavies Inn House to ensure that Emergency Services Network coverage is continued. The application is for installation of 3no pole-mounted antennas and 2no 300mm pole-mounted transmission dishes to the building rooftop, with ground-based equipment cabin and meter cabinet in the car park.

The three antennas would be located close to corners of the rooftop, with the 2 dishes on a wall mounted support pole fixed to existing lift overrun. The antennas would be visible in some local views, but the positions of the antennas and particular site context would ensure that any visual impact from the proposal is minimised. In particular the antennas would be installed no higher than the tallest part of the roofscape. The proposals were revised during the assessment to remove the external cable tray which linked ground to roof on the south elevation, in order to minimise the impact of the development on that uncluttered elevation.

Other proposed ancillary works involving the installation of cabinets within the building and at car park (street) level. These would not cause any significant harm in visibility terms.

In accordance with guidance as set out within the National Planning Policy Framework (NPPF), the applicant's submitted supplementary information confirmed that the nearest schools/colleges were notified about the proposals and a pre-consultation exercise was carried out. The site was not identified as being located within 3km of an aerodrome or airfield. Evidence was provided to demonstrate that alternative sites were considered but this was the most suitable. 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). As such, the equipment is not anticipated to have any direct impact on public health.

Overall therefore, given the nature and scale of the proposal, and having taken into account the public benefits arising from the need to maintain the Emergency Services Network, it is considered that the proposals are appropriate in terms their design, scale, form and location. As such, the proposal would have an acceptable impact on the appearance of the host building and would preserve the character and appearance of the Hatton Garden Conservation Area.

Due to the location of the proposed equipment, no harm would be caused to the amenity or living conditions of any neighbouring residential occupiers by way of a loss of light or outlook, or through any adverse noise impacts.

The site's planning history has been taken into account when coming to this decision.

- 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.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer