

Application ref: 2021/2315/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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Clarke Telecom Ltd  
Unit E  
Madison Place  
Northampton Road  
Manchester  
M40 5AG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**100 New Oxford Street  
London  
WC1A 1HB**

Proposal:

Installation of 6 antennas, two 300mm transmission dishes, an equipment cabinet, 3 flat pack frames and ancillary development at roof level.

Drawing Nos: Site Location Plan 100 B, 200 G, 201 G, 210 E, 211 D, 212 D, 214 D, 215 C, 216 C, 300 A, 301 F, 302 A, 303 D. Photomontage pack pages 1-5.

Declaration of Conformity with ICNIRP Public Exposure Guidelines ("ICNIRP Declaration") 30/04/2021. Cornerstone: Industry Site Specific Supplementary Information England V.1.1.

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: Site Location Plan 100 B, 200 G, 201 G, 210 E, 211 D, 212 D, 214 D, 215 C, 216 C, 300 A, 301 F, 302 A, 303 D. Photomontage pack pages 1-5. Declaration of Conformity with ICNIRP Public Exposure Guidelines ("ICNIRP Declaration") 30/04/2021. Cornerstone: Industry Site Specific Supplementary Information England V.1.1.

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

- 3 The colour of the proposed antennas and cables shall match as closely as possible the external surface to which they are attached. All other 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: 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.

- 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 permission:

The host site is a seven storey building with a broad frontage facing New Oxford Street. The block within which the building sits is quite shallow in comparison, and the narrow lane of Banbridge Street is to the rear which wraps around the block to join New Oxford Street to the west.

The proposed installation of telecoms equipment to the roof of this site is considered generally acceptable in terms of scale, design and position of the installation. To the west of the roof, identified as zone 1 on the application plans, two antennas shall be placed on a wall-mounted pole along with other ancillary equipment- the maximum height shall be 39.8m. To the east of the roof, identified as zone 2, two antennas each shall be placed on two wall-mounted poles along with other ancillary equipment- the maximum height shall be 38.8m.

The applicant has confirmed that this site is required in order to replace a former base station located at Castlewood House, which is opposite the host building but no longer suitable due to it undergoing re-development.

In accordance with guidance as set out within the National Planning Policy Framework (NPPF), the applicant's submitted supplementary information confirmed that the site is not near any schools or colleges nor 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.

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 applicant has provided a series of photomontages to demonstrate from where the installation would be visible within the public realm. Whilst it is acknowledged there would be some visibility of the proposed antennas on support poles, it is noted that the installation would be more apparent in longer views; however this would be appreciated against the broader roofscape of the locality which already has some visual clutter from roof plantrooms and equipment. On account of the height of the building, there will be no or very limited visibility of the antennas from across the road in New Oxford Street. Due to the narrow width of Banbridge Street the installation is not considered to have a harmful impact on the setting of the listed buildings to the north/ rear of site. The position of the installations is not considered to have a negative impact on the listed buildings to the south west, namely the Centre Point complex.

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 telecommunications 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 Bloomsbury Conservation Area.

No objections were received during public consultation. The site's planning history has been taken into account when coming to this decision.

- 2 Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2021.

- 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, 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 (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.

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