

Application ref: 2022/0924/P
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Date: 27 April 2022

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London Borough of Camden
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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:
Kinetic House
44 Hatton Garden
London
EC1N 8ER

Proposal:
Installation of telecommunications equipment to upgrade existing installation on rooftop plus associated ancillary works
Drawing Nos: 1434902_ISL148_50014_EC0149_M001 A 002 Site Location Plan,
1434902_ISL148_50014_EC0149_M001 A 003 Access Plan,
1434902_ISL148_50014_EC0149_M001 A 150 Existing Site Elevation,
1434902_ISL148_50014_EC0149_M001 A 210 Proposed H3G Site Plan,
1434902_ISL148_50014_EC0149_M001 A 260 Proposed H3G Elevation

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 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- 1434902_ISL148_50014_EC0149_M001 A 002 Site Location Plan, 1434902_ISL148_50014_EC0149_M001 A 003 Access Plan, 1434902_ISL148_50014_EC0149_M001 A 150 Existing Site Elevation, 1434902_ISL148_50014_EC0149_M001 A 210 Proposed H3G Site Plan, 1434902_ISL148_50014_EC0149_M001 A 260 Proposed H3G Elevation

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

Informative(s):

- 1 Reasons for granting approval:

This application was submitted under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015. The application is to assess whether Prior Approval for the acceptability in 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 proposal uses an existing site for telecoms equipment. It is intended to upgrade this installation to provide 5G coverage for H3G LTE. The equipment is in the same rooftop location. The proposal involves 6 replacement antennas on support poles plus replacement cabinets and other ancillary items. Their location will be broadly the same as existing ones and the height of the new antennas would increase by approx. 0.4m maximum.

The existing equipment is visible from public views along Hatton Garden and Saint Cross Street. The new equipment is located in similar locations on the roof top edges and is of a similar scale and height. As such, it is considered that the new equipment would only be marginally more visible and prominent on those same views at ground level. Thus the proposal would not create additional visual clutter at rooftop level and it would not harm the character and appearance of the public realm.

The site is located in the Hatton Garden Conservation area and lies adjacent to the Grade II Listed No.43 Wren House. The proposed replacement equipment is not much larger than existing, thus the new equipment is not considered to have a significant impact on the character and appearance of the adjacent conservation area or the setting of surrounding listed buildings.

In accordance with NPPF guidance on locating telecom equipment, the new equipment is sharing an existing site and is replacing some equipment. The applicant has demonstrated that the equipment is needed for new 5G coverage here and that no other viable site is located nearby. Therefore, it is considered

that there is sufficient justification for the proposed replacement equipment in this location and that, in accordance with NPPF guidance on heritage assets, the public benefits of the proposal outweigh any limited harm that may possibly be caused to the Hatton Garden Conservation Area and surrounding listed buildings.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and the desirability of preserving the setting of adjoining listed buildings, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The size and location of the new equipment is not considered to cause any new adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy. There will be no impact on public health as the application is supported by an ICNIRP Declaration which demonstrates that the equipment meets national safeguards on emission levels in accordance with government guidelines.

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

No objections were received prior to making this decision. The planning history of the site have 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 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).
- 3 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.
- 4 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.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer