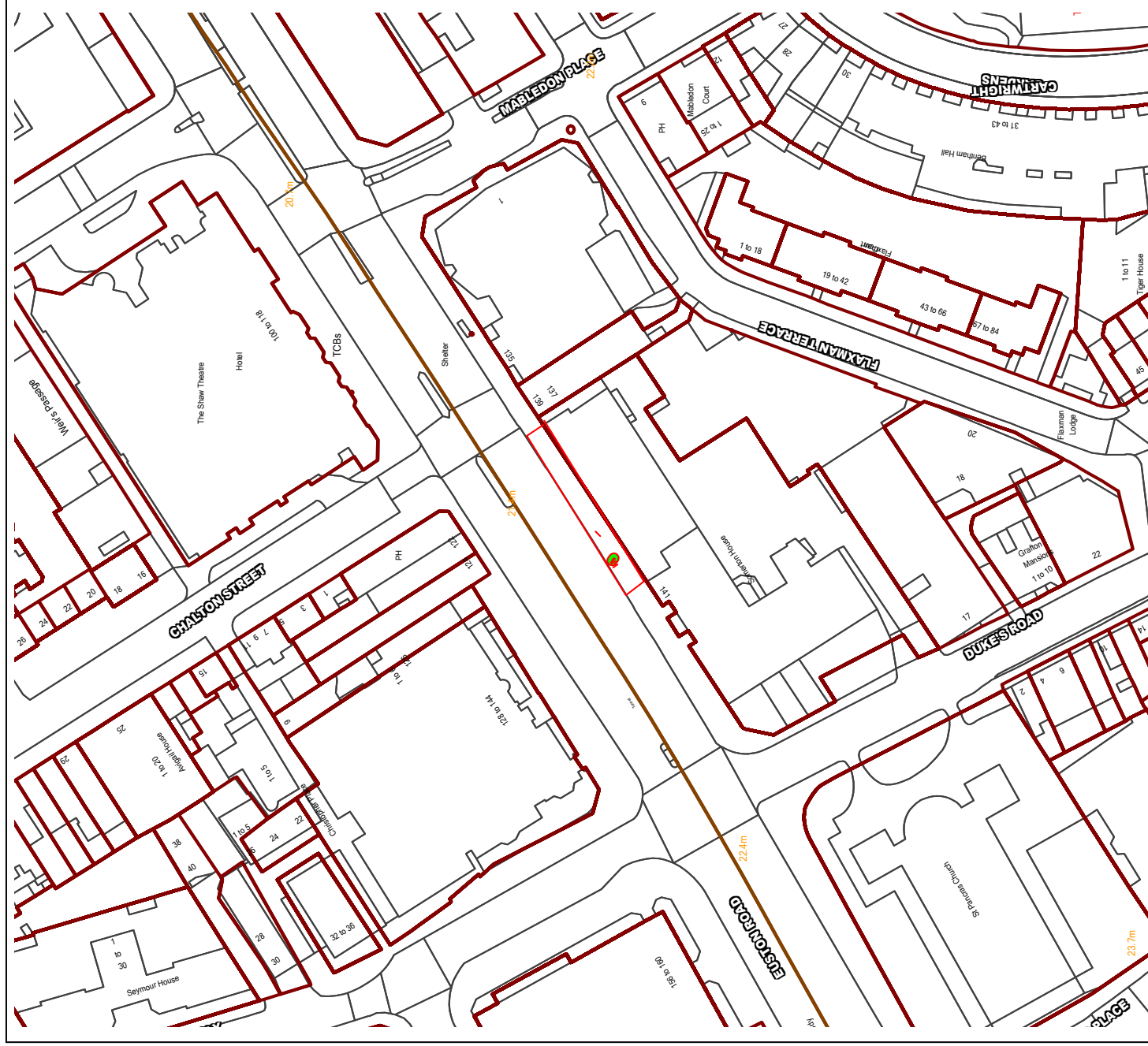


2022/1633/P – In front of 141 Euston Road, NW1 2AY  
(Site of 8m high 'smart' pole – green dot)



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## 2022/1633/P – In front of 141 Euston Road – Photos



Existing streetscene  
(Google maps 2022)



Proposed streetscene

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>03/06/2022</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	29/05/2022
<b>Officer</b>			<b>Application Number(s)</b>	
Jennifer Dawson			2022/1633/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Land in front of no.141 Euston Road London NW1 2AY			See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
<p>The installation of an 8m high slimline smart pole hosting three small cell antennas and ancillary electronic communications apparatus with all external surfaces to be painted black.</p>				
<b>Recommendation:</b>				
<b>Application Type:</b>		<b>GPDO Prior Approval Determination</b>		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	2 site notices were displayed near to the site on the 05/05/2022 (consultation end date 29/05/2022).  The development was also advertised in the local press on the 04/05/2022 (consultation end date 28/05/2022).			
Adjoining Occupiers:	No. of responses	03	No. of objections/questions	02
Summary of consultation responses:	Letters of objection/questions were received on behalf of the Flaxman Court Tenants/Residents Association and from an occupier of Flaxman Court. Their objections/questions relate to whether the installation would result in light and/or noise emissions.  <u>Officer's response:</u> Please see section 4 of this report			
Bloomsbury Conservation Area Advisory Committee	A letter of objection was received on behalf of the Bloomsbury CAAC. Their objections are as follows:  (1) The proposal to locate the pole in front of the Premier Inn, on the southern side of Euston Road, may seem appropriate but it will be an unwelcome visual intrusion and detrimental to the setting of The British Library which is directly opposite, on the north side of the Euston Road. (2) The pole at this location will increase the clutter on the pavement which lies within the Bloomsbury Conservation Area.  <u>Officer's response:</u> (1) Please see section 3 of the report (2) Please see section 6 of the report			



## Site Description

The application site refers to an area of land located on the footway on the south side of the A501 Euston Road in front of the Premier Inn London Euston Hotel (no.141), approximately 60m to the east of its junction with Duke's Road.

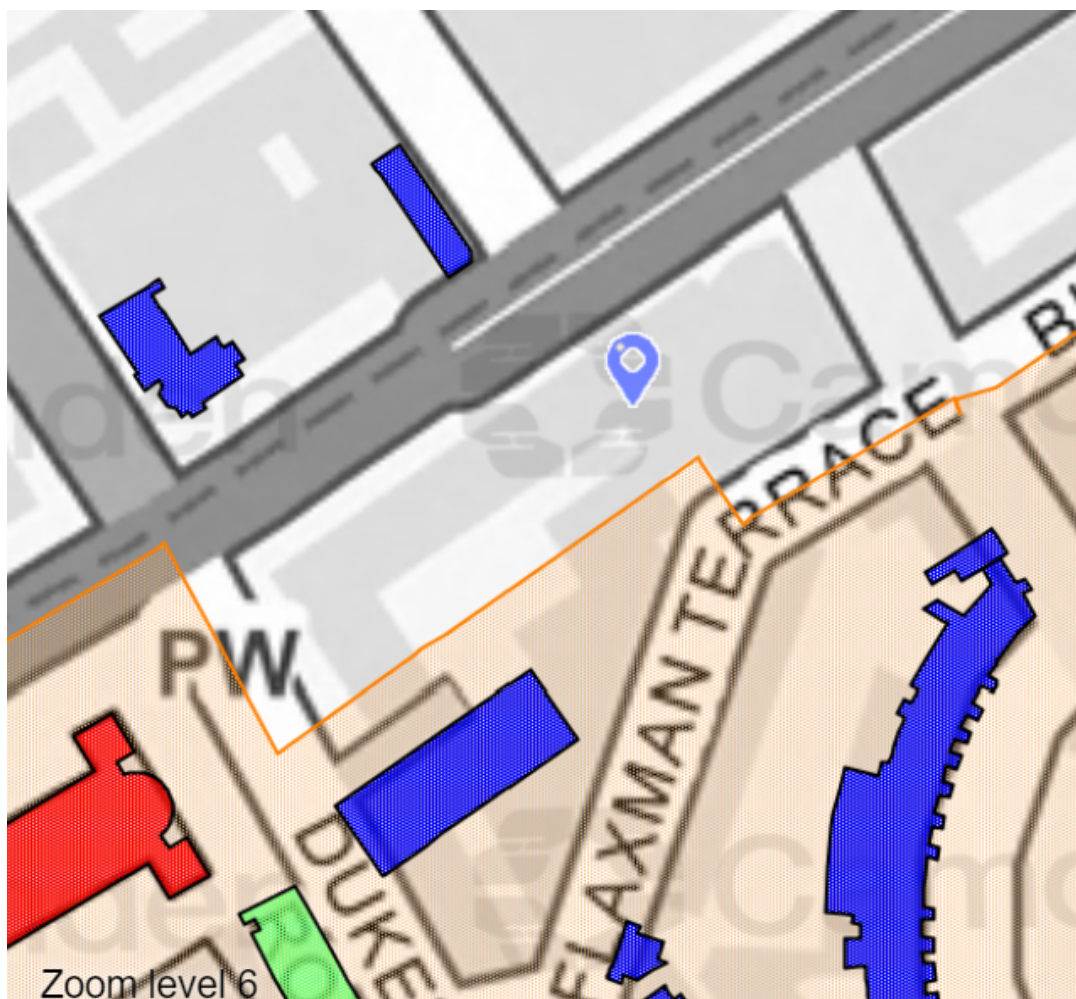
Euston Road forms part of the Transport for London Road Network (TLRN) and Transport for London (TfL) is the highway authority. It, also an important bus and cycle route and serves as one of the main access routes to Euston Railway Station, London St Pancras Railway Station, and London King's Cross Railway Station.

Land and property fronting both sides of Euston Road in the vicinity of the application site are in a mix of office, commercial and other uses. The roof of the Premier Inn London Euston Hotel also hosts electronic communications base stations operated by other Mobile Network Operators.

The Premier Inn at 141 Euston Road is not statutorily listed and is not situated within the Bloomsbury Conservation Area. The nearest Listed buildings are the Elizabeth Garrett Anderson Gallery and the Rocket public house which are both located on the other side of Euston Road.

There are other items of street furniture (cabinets, lamp posts, cycle racks) which align with the site of the proposal in close proximity on the south side of Euston Road.

There are no trees protected by Tree Preservation Orders within the application site.



*Location (grey), Listed buildings (blue and red) and Bloomsbury Conservation Area (shaded orange)*

## Relevant History

2021/6227/P: The pavement outside 128-144 Euston Road, NW1 2AY for the 'Erection of 8m Slimline Smart Monopole with three antennas with associated apparatus (telecommunications installation) – withdrawn 07/02/2022

Note: Application withdrawn following concerns raised by the Conservation Officer in relation to harm to the setting of the Grade II listed Elizabeth Garret Anderson Hospital and lack of evidence of possible alternative locations, less harmful to the setting of heritage assets.

## Relevant policies

### National Planning Policy Framework (2021)

### The London Plan (2021)

### Camden Local Plan (2017)

- **D1** Design
- **D2** Heritage
- **T3** Transport infrastructure

### Camden Planning Guidance:

- CPG Amenity (March 2021)
- CPG Design (March 2021)
- CPG Digital infrastructure (March 2018)
- CPG Transport (March 2019)

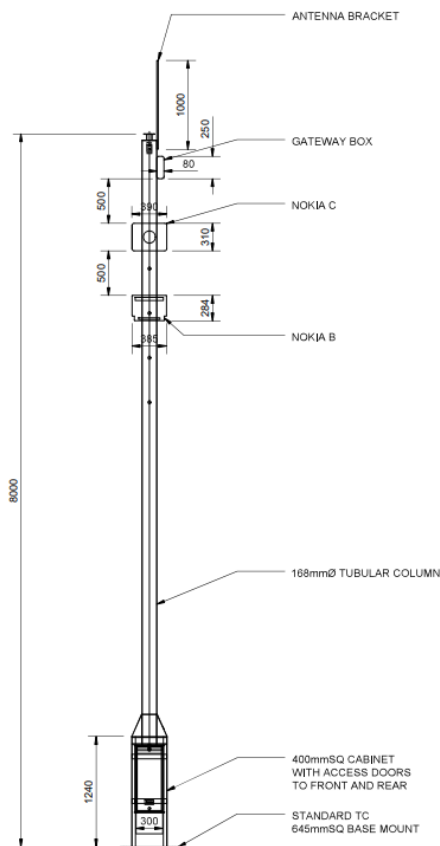
### Conservation Statements:

- **Bloomsbury Conservation Area Statement (2011)**

## Assessment

### 1. The proposal

1.1. Planning permission is sought for the installation of an 8m high slimline smart pole hosting three small cell antennas and ancillary electronic communications apparatus with all external surfaces to be painted black.



*Proposed elevation of 8m high pole with 3 antennae and associated apparatus*

### 2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- Design and Heritage
- Amenity
- Digital Infrastructure
- Transport

### 3. Design and Heritage

3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application:

- development should respect local context and character
- comprise details and materials that are of high quality and complement the local character and
- respond to natural features.

- 3.2. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 3.3. The pole will measure 8m tall and 168mm in diameter (400mm at the base). The pole will be painted black to minimise its appearance in the conservation area. The Bloomsbury Conservation Area Advisory Management Strategy 2011 advises that efforts should be made to find discrete solutions appropriate to the character of the area.
- 3.4. The pole is situated in front of 141 Euston Road (Premier Inn) a building not described as a positive contribution to the Conservation Area.



*Computer generated image of proposed pole with antennae*

- 3.5. The Conservation Area Committee objected on the grounds that the proposal is situated opposite to the British Library. However, this is incorrect as the location is approximately 160m away from the British Library.
- 3.6. The pole will have negligible impact on the streetscape and character of the nearby Conservation Area. Consideration 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 (ERR) 2013.

#### **4. Amenity**

- 4.1. The smart pole does not contain any noise generating equipment. So there would be no noise nuisance or disturbance for any neighbouring occupiers.
- 4.2. The telecoms equipment will not emit any light.
- 4.3. The residents' group at Flaxman's Court objected to the proposal due to the light and sound it may emit near their properties. However, the proposal would not be visible or audible from Flaxman Terrace. It would be screened by the 6 – 9 storey hotel at 141 Euston Road and it will not emit any noise or light.
- 4.4. The pole is very slim and will not create any issues with overshadowing. Amenity impacts will be



minimal.

## **5. Digital Infrastructure**

5.1. The small cells to be attached to the smart pole will operate in compliance with the relevant ICNIRP guidelines on public exposure. The ICNIRP guidelines seek to protect against the well-known thermal effects of radio emissions and include a significant precautionary factor. An ICNIRP certificate has been provided with this application in accordance with the guidance in the NPPF.

## **6. Transport**

6.1. The pole is slim in appearance and it would align with other street furniture on the south side of Euston Road (cabinets, lamp posts, bicycle racks) allowing a sufficient width of clear footway to allow for easy pedestrian movement. The base of the pole is 400mm in diameter, which is similar to the depth of the black telecom cabinets nearby and the pole would not obstruct sightlines along the footway. The Council's Transport Planning Team therefore has no objections.

6.2. TfL requested a 2m width of clear footway. This would be achieved.

6.3. TfL also provided advice regarding the construction of the development and the need not to block the highway. The advice is reflected in the informatives which have been added to the recommendation.

6.4. It is concluded that the size and siting of the proposal would not result in any undue loss of safety for any users of the highway.

## **7. Recommendation**

7.1. Prior Approval Required - Approval Given.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13<sup>th</sup> June 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2022/1633/P  
Contact: Jennifer Dawson  
Tel: 020 7974 8142  
Email: [Jennifer.Dawson@camden.gov.uk](mailto:Jennifer.Dawson@camden.gov.uk)  
Date: 7 June 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Cellnex UK Limited  
Level 1  
Kantar Building  
Tachbrook Park  
Royal Leamington Spa  
CV34 6RJ  
United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Prior Approval Required - Approval Given

Address:

**Land in front of no.141 Euston Road  
London  
NW1 2AY**

Proposal:

The installation of an 8m high slimline smart pole hosting three small cell antennas and ancillary electronic communications apparatus with all external surfaces to be painted black.

Drawing Nos: Location Plan UK5D038097-00-004-ML002-2, Street Pole

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 site 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- Location Plan UK5D038097-00-004-ML002-2, Street Pole,

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

Informative(s):

- 1 The footway and carriageway on the A501 must not be blocked during the installation of the smart pole. Temporary obstructions must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic on the A501 Euston Road in line with London Plan Policy T2 (Healthy Streets)
- 2 All vehicles associated with the proposal must only park/ stop at permitted locations and within the time periods permitted by existing on-street restrictions
- 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 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).
- 5 You are advised that the telecommunications equipment cabinet hereby approved should be maintained in good condition for as long as it remains in place. The cabinet should be kept free of posters and graffiti and repainted if the cabinet becomes damaged or worn.
- 6 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.

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**