

Application ref: 2022/1440/P  
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Date: 9 June 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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Steven Peck MRTPI Chartered Town Planner  
Commons Road  
Dromiskin  
Dundalk  
Republic of Ireland

Dear Sir/Madam

## DECISION

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

Address:  
**Maida Vale TE**  
**Maida Vale**  
**London**  
**W9 1QD**

Proposal:  
Removal of 6 no. antennas and associated apparatus and installation of 12 no. antennas and supporting steelwork, re-location of 2 no. 300 millimetre dish antennas, and associated apparatus and ancillary works.

Drawing Nos: 06\_000; 06\_002; 06\_103; 06\_153; 5G Technical Support document; National Policy – Delivering Ultra Fast Broadband Mobile Connectivity; 5G Helping tackle climate change document; 5G Health and Safety document; Certificate of ICNIRP compliance and 221785 MAIDA VALE TE.

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- 06\_000; 06\_002; 06\_103; 06\_153; 5G Technical Support document; National Policy - Delivering Ultra Fast Broadband Mobile Connectivity; 5G Helping tackle climate change document; 5G Health and Safety document; Certificate of ICNIRP compliance and 221785 MAIDA VALE

TE.

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

Informative(s):

1 Reasons for granting prior approval:

The application has been made 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 in terms of 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 scheme is assessed only for its acceptability in siting and appearance and thus it is not possible for objections to be raised on other grounds such as health impacts. Nevertheless the application is supported by a Declaration of Conformity - 'Public RF Exposure Guidelines' which demonstrates that the equipment meets international /EU safeguards on emission levels in accordance with government guidelines.

The proposal is to upgrade the existing equipment to provide 5G coverage to help the Government meet its wider sustainability and climate change targets. The re-use of this existing base station site, rather than a new site being used, is welcomed in accordance with NPPF guidance on location of such telecoms equipment.

The host building is used as a telephone exchange and the roof of the building hosts electronic communications base stations for two UK's Mobile Network Operators, H3G and EE. The roof has existing antenna and associated apparatus in clusters at the front, in the middle and at the back.

The proposal would essentially involve the replacement of existing telecoms installations including replacement antennas to be replaced with upgraded equipment and a GPS unit and ancillary electronic communications apparatus. The main roof is approximately 22m above ground level (AGL), with a plant room and air intakes, the building which has a maximum height of approximately 26m AGL. The maximum height of the installed antennas are 30.6m AGL.

The proposal would replace and upgrade similar equipment, at main roof level. In total, six of the existing antennas would be removed and replaced with 12 upgraded antennas of similar height and the relocation of 2 x 300 millimetre dish antennas. The existing poles supporting the antennas would be supported by new tripod bracings and the proposed works also includes the removal of redundant equipment as part of the scheme.

The proposed equipment would not be installed any higher than the existing apparatus in place and the installations would be consolidated away from parapet edges where possible. This would minimise the visual impacts from street level.

The site is not listed nor within a conservation area but consideration has been given to the appearance of the installation from views around the site. Given the nature of the site, the appearance of the existing building and apparatus and the nature of the proposed changes it is not considered that the appearance of the site or the visual amenity of any neighbouring occupiers would be affected.

The minimal harm that would be caused to the appearance of the site would furthermore be outweighed by the public benefit of the new 5G coverage. Overall the proposals are considered acceptable in terms of siting and appearance.

No objections were received prior to the determination of the 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 and D1 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).

- 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