

Application ref: 2022/1559/P
Contact: Adam Greenhalgh
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Date: 14 July 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
www.camden.gov.uk/planning

Beacon Comms
10 Sovereign Park
Cleveland Way
Hemel Hempstead
HP2 7DA
undefined

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Anglo-Scottish
100 Chalk Farm Road
Chalk Farm
London
Camden
NW1 8EH

Proposal:

Installation of 1 no. 7m trisector antenna and 1 no. GPS node alongside the removal of the existing 5m trisector antenna and any ancillary development thereto.

Drawing Nos: Drawing Set: 1106994_CMN056_25038_114065_M001 A:

004 LEASE DEMISE & LOCATION PLAN, 100 EXISTING SITE PLAN, 150 EXISTING ELEVATION A, 210 PROPOSED H3G SITE PLAN, 260 PROPOSED H3G ELEVATION

DCMS MHCLG Statement, ICNIRP Certificate, Supplementary Information/Planning Statement, Councils and Connectivity Publication

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 drawings and documents:

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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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the installation of the new antenna (and ancillary equipment) hereby approved, the existing antenna which is to be replaced (and any other equipment to be replaced) shall be permanently removed from the site.

Reason: In the interests of proper planning and to prevent a proliferation of telecommunications apparatus on the building to the detriment of the design, amenity and heritage of the area in accordance with policies A1, D1 and D2 of the LB Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The site comprises a late 20th century 5 storey office building and it is located next to the Grade II* listed Roundhouse on the west side of Chalk Farm Road. It is in the Regent's Canal Conservation Area. The existing drawings indicate that there is an existing approximately 4.2m high tri-sector antenna on the roof, up to 21.6m above ground level (the top of the roof is at 17.4m above ground level) and numerous cabinets and cables.

The application is for planning permission and the proposal is therefore

considered in accordance with the relevant policies of the Development Plan (and any other material considerations).

The proposal would comply with policy D1 (Design) and D2 (Heritage) because the replacement antenna (2m higher than existing), GPS node and cabinet would respect the siting of the existing, approved telecommunications on the roof and it would not result in significant harm to the appearance of the building, the setting or the appearance of the neighbouring Listed buildings, including the Roundhouse, or the character or appearance of the Conservation Area.

As per the existing apparatus, the proposed new equipment would be set back from the edges of the roof and towards the southern end of the building. As stated they would not significantly impair the appearance of the building, the townscape or any streetscene or the setting of any Listed buildings. The addition of new equipment in new locations on the building may be contrary to the policies for design and heritage. But the current proposal would not result in any harm in terms of urban design or the conservation of heritage assets.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and the setting of neighbouring 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.

Electromagnetic effects arising from telecommunications installations are not a planning matter. Nevertheless, the Statement submitted with the application indicates that the installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-ionizing Radiation Protection (ICNIRP).

There would no loss of security or safety at any neighbouring properties or in the public realm. The occupiers of neighbouring properties would not be affected by way of loss of light, privacy or outlook. The installations are not anticipated to give rise to noise nuisance or disturbance and the outlook, light and privacy of no neighbouring rooms or gardens would be affected. The proposal would therefore comply with policy A1 (Managing the impacts of development) of the LB Camden Local Plan 2017.

The proposal would involve an upgrade/replacement of existing telecommunications apparatus as opposed to a new base. The Council's Digital Infrastructure CPG 2018 reflects NPPF advice that proposals for telecommunications development should seek to re-use existing sites/installations before developing new sites.

The planning history of the site has been taken into consideration in the assessment of the application.

One objection was received following statutory consultation on the application. This has been addressed within the Consultation Summary.

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.

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

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

Daniel Pope
Chief Planning Officer