

Application ref: 2022/2797/P  
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Date: 16 November 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/planning](http://www.camden.gov.uk/planning)

Waldon Telecom Ltd  
Rosemount House  
Rosemount Avenue  
Surrey  
West Byfleet  
KT14 6LB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**77 Kingsway  
London  
WC2B 6SR**

Proposal:

Installation of 3 antennas, a 300mm dish, a 600mm dish, 4 equipment cabinets and ancillary works at roof level.

Drawing Nos: 100A; 200A; 201A; 300A; 301A; 302A; 303A; 304A; 305A; 306A; 307A;  
ICNIRP Compliance letter dated 30th June 2022 by Waldon Telecom Ltd;  
supplementary information by Waldon Telecom Ltd.

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:

100A; 200A; 201A; 300A; 301A; 302A; 303A; 304A; 305A; 306A; 307A;  
ICNIRP Compliance letter dated 30th June 2022 by Waldon Telecom Ltd;  
supplementary information by Waldon Telecom Ltd.

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

- 3 The electronic communications apparatus hereby approved shall be removed from the site location as soon as reasonably practicable when no longer required.

Reason: In order to minimize the impact on the character of the immediate area 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 proposal involves the installation of 3 antennas, a 300mm dish, a 600mm dish, 4 equipment cabinets and ancillary works at roof level. The antennas will be installed on the building's plant rooms. Two pole-mounted antennas and one 600mm dish would be fixed to the wall of the plant room on the north end of the roof. One antenna and one 300mm dish would be installed on the plant room on the southwest end of the roof. Four equipment cabinets are also proposed on the plant room adjacent to the antenna on the south end of the roof.

The proposal is to provide a replacement for the equipment currently at Kingsway House which is due to be removed for redevelopment purposes. It will provide 2G/3G and 4G service provision and new 5G technology.

It is noted that the roof is currently occupied by existing plant for the office beneath it. The equipment on the roof would be modest in size and would be set back from the front elevation (Kingsway) by 5-9m and 5m from the side elevation on Great Queen Street. The proposed equipment would not result in any significant additional visual clutter compared to the existing plant here. Given the presence of the existing plant equipment and the fact that the proposed equipment would have a limited impact on the appearance of the building due to the proposed setbacks, it would be considered acceptable in this location and would not be seriously harmful to the character and appearance of the streetscene and conservation area.

The nearest listed buildings are at 5 Great Queen Street, 61-63 Grand Connaught Rooms on Great Queen Street, 44/46 Kingsway Chambers and the Roman Catholic Church of St Auselm & St Cecilia on Kingsway. It is considered that, given the siting within the roof and distance to these listed properties, it would not harm their special setting.

Significant weight has been given by the Council to the economic and social benefits of the proposed improvement in existing 4G coverage and introduction of 5G technologies in recognition of the strong support for this form of

development within the London Plan and the NPPF for digital infrastructure as a key part of delivering economic growth within London and nationally. The need for the replacement equipment has been adequately justified in the supporting documents and the benefits of upgrading an existing site, rather than finding and establishing a new site and base station (that might be more harmful), are also recognised and would be in line with Paragraph 115 of the NPPF.

Overall therefore, it is considered on balance that the benefit to the public arising from enhancing the local electronic communication coverage and increased capacity significantly outweighs any limited harm caused to the character and appearance of the streetscene and wider area.

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 Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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) and thus it has been demonstrated that there would be no harm to public health. There would be no harm to the amenities of any neighbouring residential occupiers in terms of loss of light or outlook.

The site's planning history has been taken into account when coming to this decision. No objections have been received following the statutory consultation.

As such, the proposed development is in general accordance with policies A1, C6, D1 and D2 of the Camden Local Plan 2017, 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](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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer