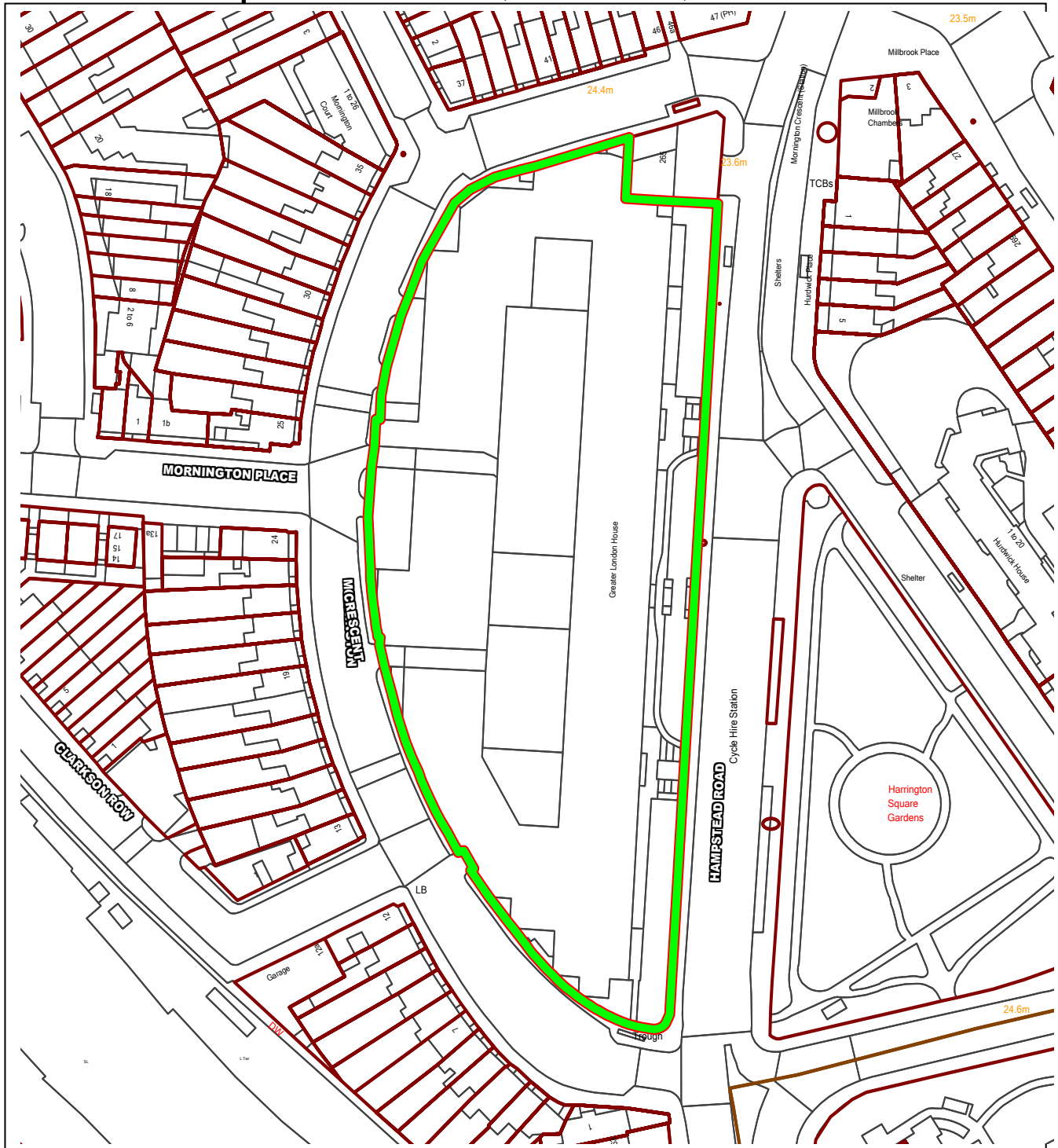


2022/4517/P - Greater London House, Hampstead Road, London, NW1 7FB



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Site Photos Greater London House



1. Existing Hampstead Road elevation



2. Proposed Hampstead Road elevation



3. Existing Mornington Crescent elevation



4. Proposed Mornington Crescent south elevation



5. Existing Morning Crescent north elevation



6. Proposed Mornington Crescent north elevation

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	13/12/2022
		N/A / attached	Consultation Expiry Date:	13/12/2022
Officer			Application Number	
Edward Hodgson			2022/4517/P	
Application Address			Drawing Numbers	
Greater London House Hampstead Road London NW1 7FB			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal				
Replacement of 6no. antennas with 9no. antennas mounted on new support poles, and the installation of 2no. 300mm dishes along with development ancillary thereto.				
Recommendation:	Grant conditional planning permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	Site notices were displayed near to the site on the 02/11/2022 (consultation end date 26/11/2022). The development was also advertised in the local press on the 10/11/2022 (consultation end date 04/12/2022).			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	No responses from neighbouring occupiers were received.			
Camden Town CAAC:	A letter of objection was received on behalf of the CTCAAC. Their objection comments can be summarised as follows: <ul style="list-style-type: none">There are too many masts already on the roof of the building. Further masts especially on the edges of the building would detrimentally affect the setting of the listed house on Mornington Crescent and the conservation area. <u>Officer's response:</u> <ul style="list-style-type: none"><i>Please see section 2 (design and heritage) of the report.</i>			

Site Description

The application site is a five to seven storey building constructed in an Egyptian Revival style finished in white render and Art Deco metal windows. There are a number of existing antennas at roof level as well as plant units and photovoltaic cells.

The application site is not listed but is located within the Camden Town Conservation Area to which it makes a positive contribution. On the western side of Mornington Crescent are three terraces comprised of Grade II listed buildings nos. 1-35. On the southern end of Mornington Crescent is a drinking trough which is Grade II listed and Mornington Crescent Underground Station to the north of the application site is Grade II listed.

Relevant History

The planning history for the application site can be summarised as follows:

Application Site:

2020/1788/P - Upgrade of existing telecommunications equipment at roof level to facilitate 5G coverage, involving the replacement of 6 x antennas with 4 x antennas, installation of 2 x 600mm dishes, 4 x mast head amplifiers (MHA), 6 x break-out boxes (BOB), 4 x active routers, 16 x remote radio units (RRU), 1 x roof-pod, 1 x box structure, and ancillary development. **Granted - 26/10/2020**

2018/3280/P - Removal of 7 x existing antennas and replacement with 9 x new antennas, installation of 1 x 600mm dish, removal of 7 x existing cabinets and replacement with 5x cabinets and ancillary works. Prior Approval Granted - **13/11/2018**

2014/6120/P - Installation of 1 x 300mm pole mounted dish antenna on the existing rooftop to a height of 29.8m. **Prior Approval Granted - 14/11/2014**

2006/1825/P - Installation of one 300mm transmission dish antenna to be mounted onto an existing antenna pole at roof level. **Granted - 12/06/2006**

2005/0203/P - The installation of 2x telecommunications antennas at roof level. **Granted - 04/03/2005**

2004/2224/P - Installation of 4 antennae, 3 transmission link dishes and 6 equipment cabinets on roof at Greater London House. **Granted - 16/07/2004**

2003/1252/P - Installation of 6 pole mounted antennae, 4 equipment cabins, and ancillary equipment, on roof. **Granted - 02/12/2003**

2003/0554/P - The installation of 6 antennae, 4 dishes and ancillary development. **Granted - 18/08/2003**

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance:

- CPG Amenity (2021)

- CPG Design (2021)
- CPG Digital Infrastructure (2018)

Conservation Statements:

- Camden Town Conservation Area Appraisal and Management Strategy (2007)

Assessment

1. Proposal

- 1.1. Planning permission is sought for the installation of 9 no antennas and 2 no dishes on the roof. These would be located on the edges of the roofs on the corners of the north and west elevations, the south and west elevations and the south and east elevations. The proposals also include the removal of 6 no existing antennas.

2. Design and Conservation

- 2.1. 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.
- 2.2. 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. The Camden Town Conservation Area Management Strategy states that external telecommunications apparatus can harm the appearance of historic buildings.
- 2.3. Camden Planning Guidance 'Design' states that good design should respond appropriately to the existing context by ensuring the scale of the proposal overall integrates well with the surrounding area, carefully responding to the scale, massing and height of adjoining buildings, the general pattern of heights in the surrounding area, and positively integrating with and enhancing the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views, vistas and landmarks.
- 2.4. The proposed antennas would protrude above roof level by approx. 4.2m and would have some visibility from street level. However, no equipment would be visible in views of the front elevation of the building on Hampstead Road as per the existing situation. They would be located on the edges of the roof in order to prevent any interruption to the signal or 'clipping'. Antennas emitting 5G signals are required to be located closer to the roof edge compared to 3G and 4G signals. There is an existing precedence for telecommunications equipment on the roof of the host building (please see planning history section). The building is of a large scale and mass and the antennas would be read as subordinate to the roof and host property. The ancillary development, which involves the installation of feeder cables, link dishes, grilles, poles and brackets is considered acceptable and is required for the functionality of the equipment. It is therefore considered that additional antennas would not harm the character and appearance of the host building and conservation area.
- 2.5. The proposed equipment would be located in similar locations and would be of a similar scale and height to the existing equipment and therefore would only be marginally more visible and prominent in the same views from street level. The proposed equipment would not create significant additional visual clutter at rooftop level in views of the listed buildings from street level. It is therefore considered that the proposals would not harm the setting of the nearby listed

buildings. The proposals have been reviewed by the Council's Conservation Team who deem them to be acceptable.

- 2.6. As stated in the Digital Infrastructure CPG, the Council aims to keep the number of telecommunications sites to a minimum. The use of an existing site is the preferred approach in accordance with NPPF guidance on the location of telecommunication equipment. In addition, the applicant has explored other sites with no feasible alternatives found. The intensification of an existing telecommunications base and the installation of additional equipment in this location is therefore considered acceptable.
- 2.7. Conditions are attached the decision notice stating the antennas shall match the colour of the background or part of the building it is attached to, and that the equipment shall be removed once it is no longer required.
- 2.8. The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the Conservation Area, and the desirability of preserving the setting of neighbourhood 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.

3. Residential Amenity

- 3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. This is supported by CPG Amenity.
- 3.2. The submitted supporting information states that the balance of evidence to date suggests that exposures to radio frequency radiation below National Radiological Protection Board and International Commission on Non-ionising Radiation Protection Guidelines do not cause a general risk to the health of people living near to the base station. The applicant has submitted information that states that the equipment will meet the ICNIRP guidelines and is therefore acceptable in environmental health terms. Chapter 10 of the NPPF states that local planning authorities must determine applications on planning grounds only and does not give scope for the authority to determine health safeguards beyond compliance with ICNIRP guidelines for public exposure. There is no justification for refusing this application on environmental health grounds.
- 3.3. The size and location of the new equipment is not considered to cause any new adverse impacts on the amenity of neighbouring residential occupiers in terms of loss of light, outlook or privacy.
- 3.4. The proposal is therefore in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

4. Public Benefits

- 4.1. The applicant has provided relevant information demonstrating the public benefits arising from the provision of 5G telecommunications. These include improving economic competitiveness and greater social inclusion through improved digital connectivity. Camden's Digital Strategy seeks to create better connections for businesses and residents, tackled the 'digital divide' and the greater use of digital technology in delivering services. The proposals would seek to achieve this.
- 4.2. It is considered that the proposal would provide public benefits to residents and businesses in Camden. These benefits have been taken into account when coming to a decision.

5. Recommendation

5.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 16th January 2023, 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 and search for 'Members Briefing'.

Application ref: 2022/4517/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 6 January 2023

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

Waldon Telecom
South Acre - The Walnut Yard
Gelscoe Lane
Diseworth, Derby
DE74 2AN

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Greater London House
Hampstead Road
Camden
London
NW1 7FB**

DECISION

Proposal:

Replacement of 6no. antennas with 9no. antennas mounted on new support poles, and the installation of 2no. 300mm dishes along with development ancillary thereto.

Drawing Nos: Site Location Plan 100, 300, 303, 200, 302, 301, 304, 307, 201, 306, 305, Online Nation public benefits report (prepared by Ofcom dated 2020), 5G Masts Health Fact Sheet (prepared by MobileUK), Radio Planning and Propagation (prepared by Cornerstone dated Nov 2019), Health and Mobile Phone Base Stations (prepared by Cornerstone), General Background Information for Telecommunications Development (prepared by Cornerstone), Public Benefit Brochure (prepared by Cornerstone), Community Information Sheet (prepared by Cornerstone), Supplementary Information Sheet (prepared by Waldon Telecom dated 18/10/2022), Declaration of ICNIRP Compliance (prepared by Waldon Telecom dated 4/10/2022)

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

Site Location Plan 100, 300, 303, 200, 302, 301, 304, 307, 201, 306, 305, Online Nation public benefits report (prepared by Ofcom dated 2020), 5G Masts Health Fact Sheet (prepared by MobileUK), Radio Planning and Propagation (prepared by Cornerstone dated Nov 2019), Health and Mobile Phone Base Stations (prepared by Cornerstone), General Background Information for Telecommunications Development (prepared by Cornerstone), Public Benefit Brochure (prepared by Cornerstone), Community Information Sheet (prepared by Cornerstone), Supplementary Information Sheet (prepared by Waldon Telecom dated 18/10/2022), Declaration of ICNIRP Compliance (prepared by Waldon Telecom dated 4/10/2022).

Reason:

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

- 3 The colour of the proposed microwave antenna shall match as closely as possible the background, or the part of the building to which it is attached. The supporting mount shall be designed to be as unobtrusive as possible, and should be painted the same colour as the antenna.

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.

- 4 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.

Informative(s):

- 1 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).
- 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) 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

Chief Planning Officer