

Application ref: 2022/4183/P
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Date: 2 March 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
International Hall
Lansdowne Terrace
London
WC1N 1AS

Proposal:

The removal of 2no antennas to be replaced with 4no new antennas, the addition of 2no 300mm dishes, 3no cabinets and ancillary works thereto.

Drawing Nos: 100 REVB, 200 REVB, 201 REVC, 300 REVC, 301 REVD, 302 REVB, 303 REVC, 304 REVB, 305 REVC, 306 REVB, 307 REVC, General Background Information for Telecommunications Development, Site Specific Supplementary Information, Health and Mobile Phone Base Stations document and HH/CTIL_142902 01.

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; 100 REVB, 200 REVB, 201 REVC, 300 REVC, 301 REVD, 302 REVB, 303 REVC, 304 REVB, 305 REVC, 306 REVB, 307 REVC, General Background Information for Telecommunications Development, Site Specific Supplementary Information, Health and Mobile Phone Base Stations document and HH/CTIL_142902 01.

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

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the installation of 4no new antennas, the addition of 2no 300mm dishes, 3no cabinets on the existing tower and roof of the seven storey building, currently in use as university halls of residence. The site is located to the south of Brunswick Square Gardens, off of Brunswick Square. The host building itself hosts existing telecommunications equipment for several operators. The proposal is to replace existing antennas at slightly increased height and locations within the tower of the building in order to upgrade to improve existing 2G/3G and 4G service provision and to provide 5G technology.

The site is located within a conservation area and attached next to 1 - 4 Lansdowne Terrace including 89 - 92 Guildford Street, which are Grade II Listed Buildings, the subject site itself is not listed. It's acknowledged that the new proposed antennas and supports will be larger and sit slightly higher than the existing, following officer comments the plans were revised the proposal would now be set in from the roof edge and the siting is wholly appropriate, avoiding the requirement for larger scale supporting structures. Moreover, the agent has confirmed that all equipment has been reduced in size and scale as far as technically possible, the profile of the equipment would remain relatively slim such that the vertical emphasis against the skyline would remain largely unchanged from street level.

The equipment on the roof would be modest in size and would be set back from the rear elevation by 1.5m from eastern edge of the building. The proposed equipment would not result in any significant additional visual clutter compared to the existing equipment here. It is appreciated that the site is within a conservation area however given the presence of the existing equipment and the fact that the proposed equipment would not have a detrimental impact on the overall appearance of the building, the proposal would not be considered to result in any noticeable visual difference and would be considered acceptable in this location.

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.

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. Overall therefore, weighing the limited harm caused as a result of the proposed development at an existing site against the demonstrable public benefit from the upgraded 5G equipment and coverage, it is considered on balance that the benefit to the public arising from enhancing the local electronic communication coverage and increased capacity significantly outweighs the limited harm arising to the character and appearance of the streetscene and wider conservation area.

It is not likely that any significant harm would be caused to the amenities of any neighbouring residential occupiers given that the proposed equipment would replace and upgrade existing apparatus.

The site's planning and appeals history has been taken into account when coming to this decision. As such, the proposed development is in general accordance with policies A1, C6, D1, D2 and G1 of the Camden Local Plan 2017, 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) 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 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.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully,



Daniel Pope
Chief Planning Officer