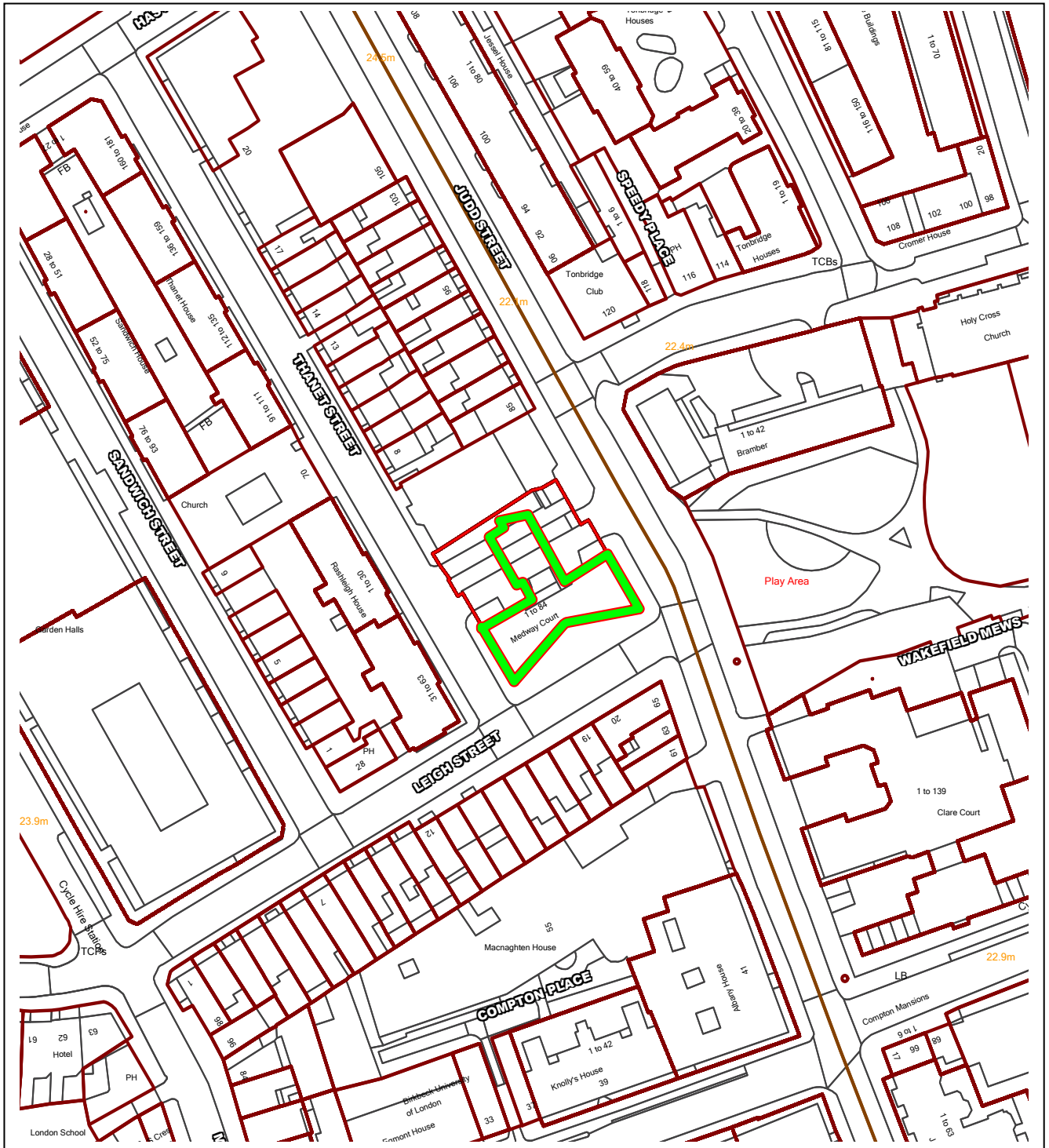


2026/1197/P Medway Court Judd Street



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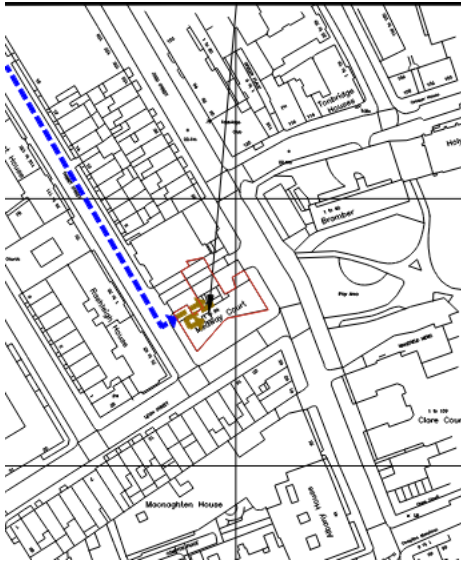


Image 1. Site Map

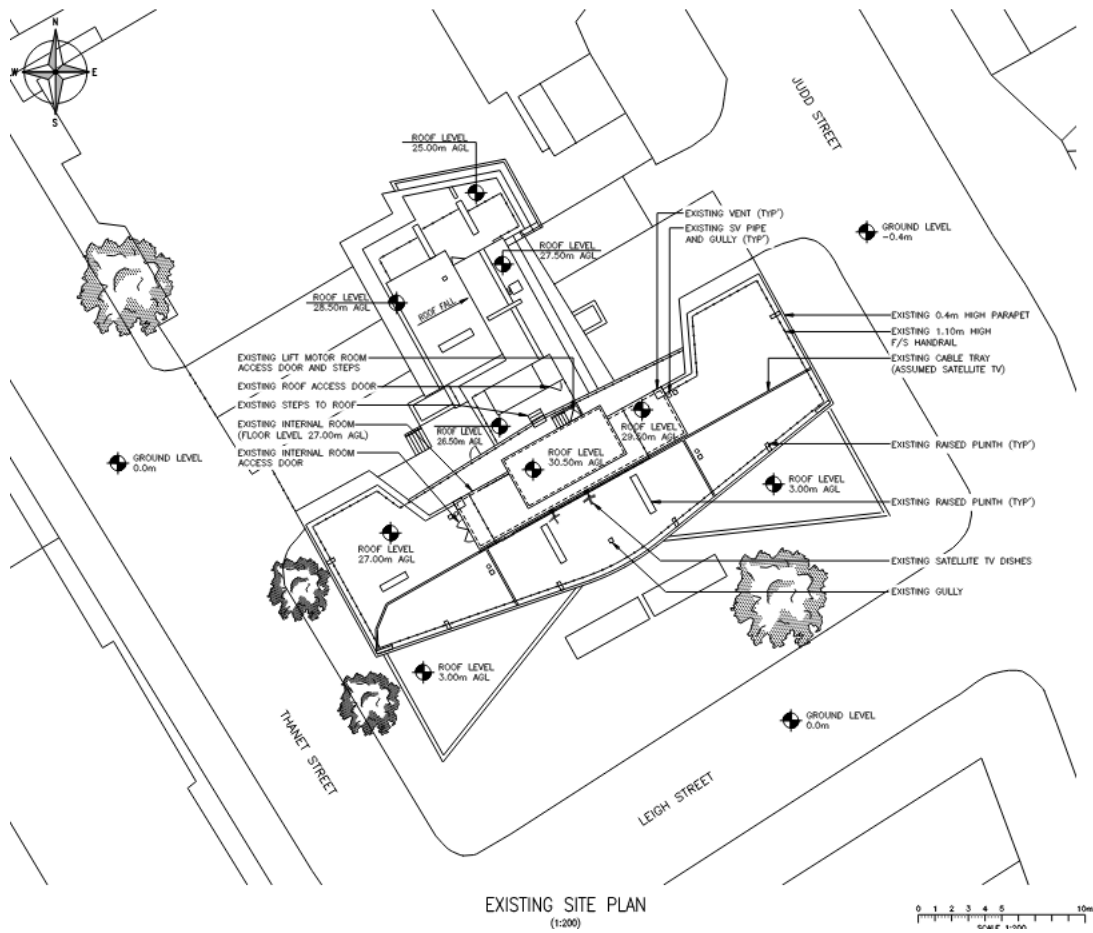
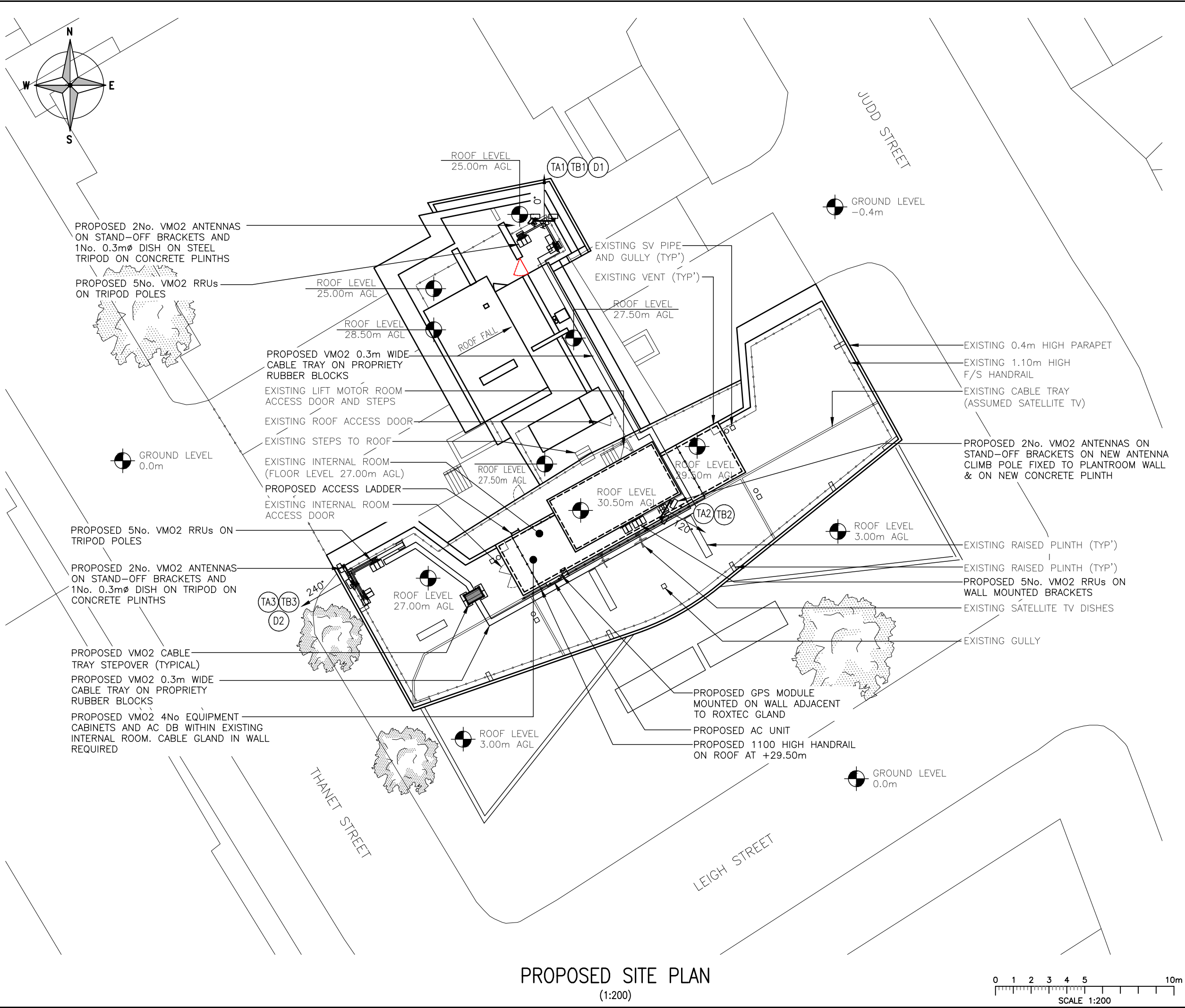


Image 2. Existing site Plan



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 530194 N: 182559

REV	MODIFICATION	BY	CH	DATE
C	Minor Rev. Red lines changed to black	TM	SD	16.01.26
B	Sector 1 & 2 antennas re-located.	TM	SD	03.11.25
A	Issued for Approval	LK	RA	23.11.22

REV	MODIFICATION	BY	CH	DATE
C	Minor Rev. Red lines changed to black	TM	SD	16.01.26
B	Sector 1 & 2 antennas re-located.	TM	SD	03.11.25
A	Issued for Approval	LK	RA	23.11.22

Clarke Telecom
 2nd Floor, Building C, One Central Park,
 Northampton Road, Manchester, M40 5BP,
 Tel: 0161 785 4500
 Fax: 0161 785 4501
 Web: www.clarke-telecom.com

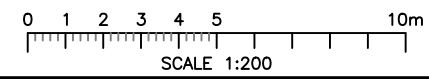
cornerstone
 CORNERSTONE - LONDON BEACON

Cell Name		Opt.
MEDWAY COURT		H
Cell ID No		
CORNERSTONE	VM02	VF
20005120	72424	-

Site Address / Contact Details
 JUDD STREET
 KINGS CROSS
 LONDON
 WC1H 9QZ

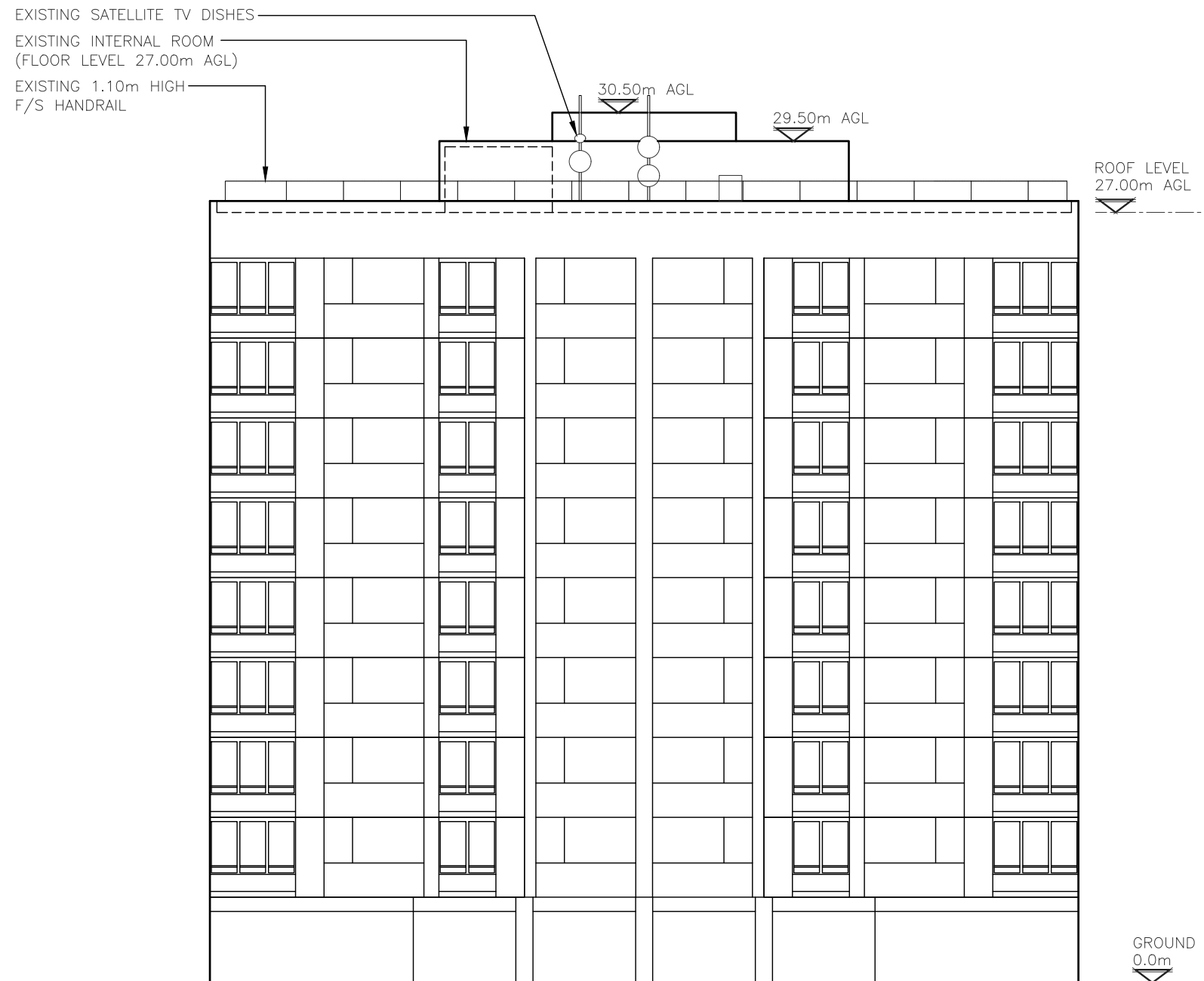
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Drawing Number: 201			C
Surveyed By: RA	Original Sheet Size: A3		Pack Issue:
Drawn: LK	Date: 20.03.23	Checked: RA	Date: 20.03.23
			D

PROPOSED SITE PLAN
 (1:200)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 530194 | N: 182559



EXISTING SOUTH EAST ELEVATION
(1:200)

REV	MODIFICATION	BY	CH	DATE
B	Minor Rev. Rectangles removed.	TM	SD	16.01.26
A	Issued for Approval	LK	RA	23.11.22



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CORNERSTONE - LONDON BEACON

Cell Name		Opt.
MEDWAY COURT		H
Cell ID No		
CORNERSTONE	VM02	VF
20005120	72424	-

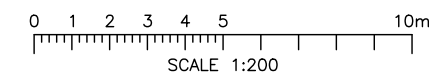
Site Address / Contact Details

JUDD STREET
KINGS CROSS
LONDON
WC1H 9QZ

Drawing Title:
EXISTING SOUTH EAST ELEVATION

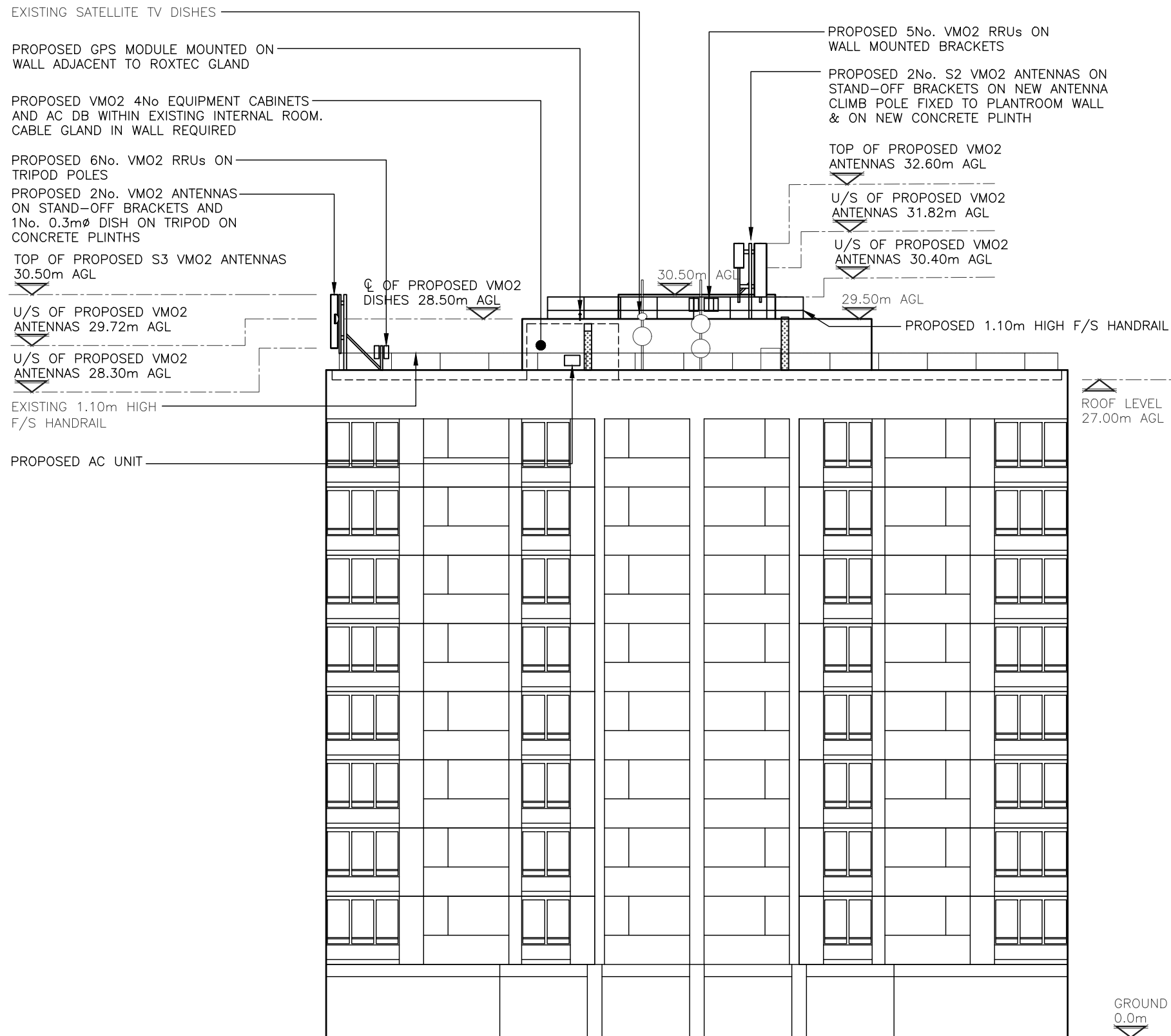
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		Date:	20.03.23	D

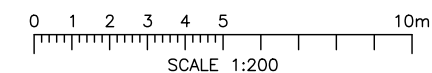


ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 530194 N: 182559



PROPOSED SOUTH EAST ELEVATION
(1:200)



REV	MODIFICATION	BY	CH	DATE
C	Minor Rev. Rectangles removed.	TM	SD	16.01.26
B	Sector 1 & 2 antennas re-located.	TM	SD	03.11.25
A	Issued for Approval	LK	RA	23.11.22



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CORNERSTONE - LONDON BEACON

Cell Name	Opt.
MEDWAY COURT	H

Cell ID No		
CORNERSTONE	VM02	VF
20005120	72424	-

Site Address / Contact Details		
JUDD STREET KINGS CROSS LONDON WC1H 9QZ		

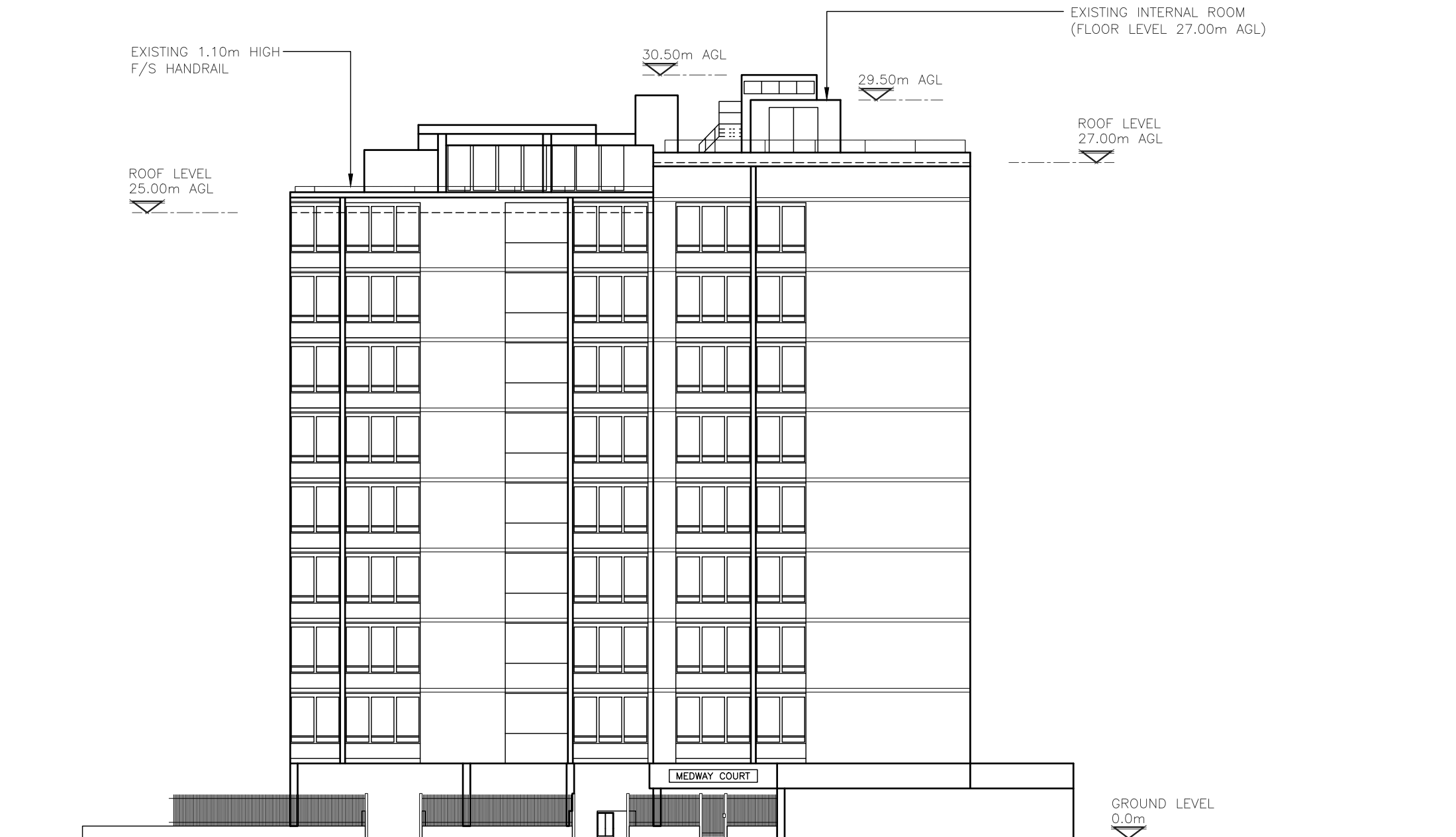
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Purpose of issue:	PLANNING	Dwg Rev:
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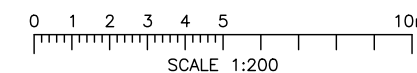
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Drawn:	LK	Date:	20.03.23	Checked:
		Date:	20.03.23	D

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 530194 | N: 182559



EXISTING SOUTH WEST ELEVATION
(1:200)



B	Minor Rev. Rectangles removed.	TM	SD	16.01.26	
A	Additional Elevations Provided	SRL	RA	11.07.23	
REV	MODIFICATION	BY	CH	DATE	



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CORNERSTONE - LONDON BEACON

Cell Name		Opt.
MEDWAY COURT		H
Cell ID No		
CORNERSTONE	VM02	VF
20005120	72424	-

Site Address / Contact Details

JUDD STREET
KINGS CROSS
LONDON
WC1H 9QZ

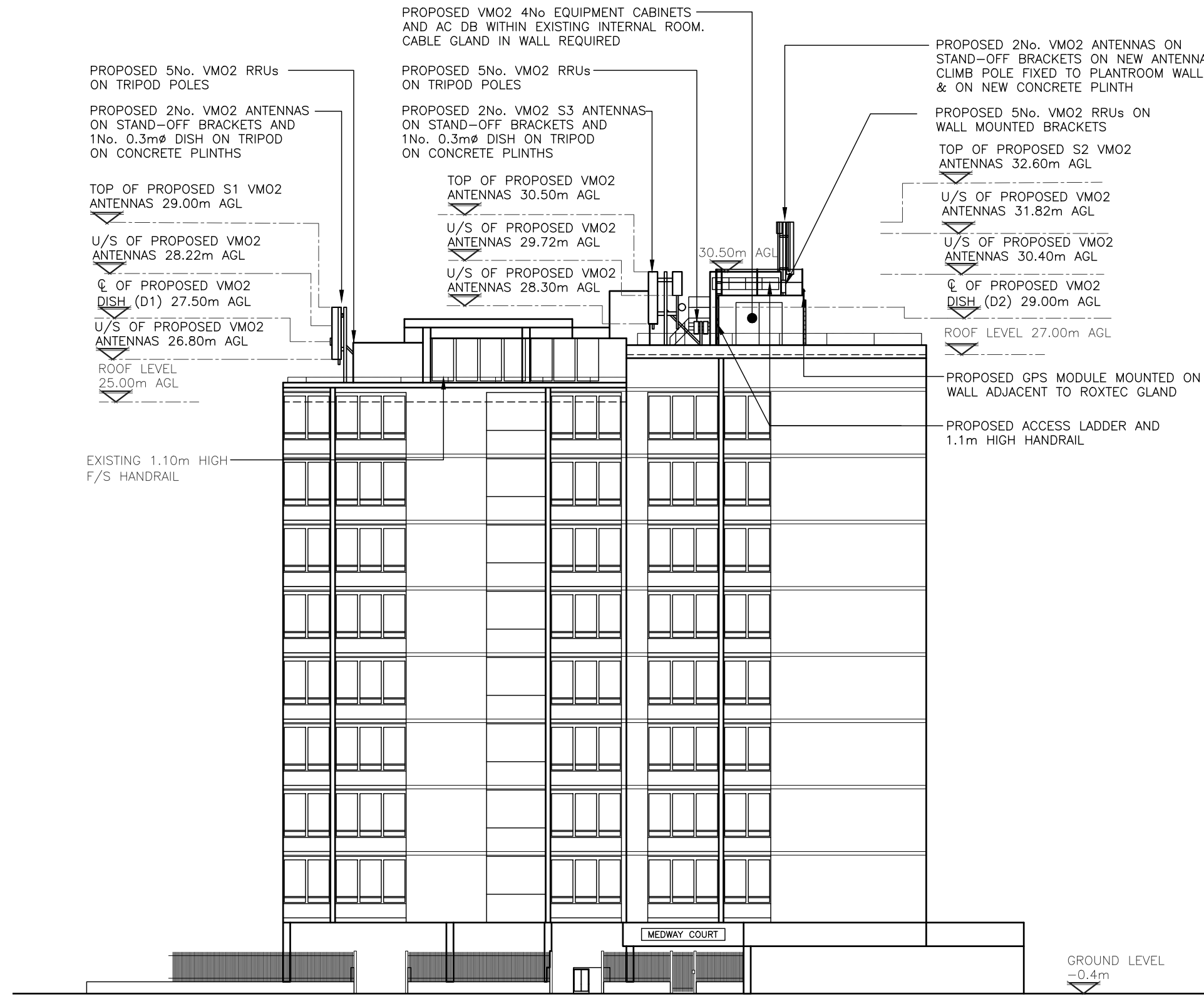
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Purpose of issue:	PLANNING	Dwg Rev:
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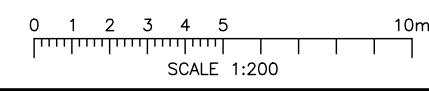
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ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 530194 N: 182559



PROPOSED SOUTH WEST ELEVATION
(1:200)



REV	MODIFICATION	BY	CH	DATE
C	Minor Rev. Rectangles removed.	TM	SD	16.01.26
B	Sector 1 & 2 antennas re-located.	TM	SD	03.11.25
A	Additional Elevations Provided	SR	RA	11.07.23



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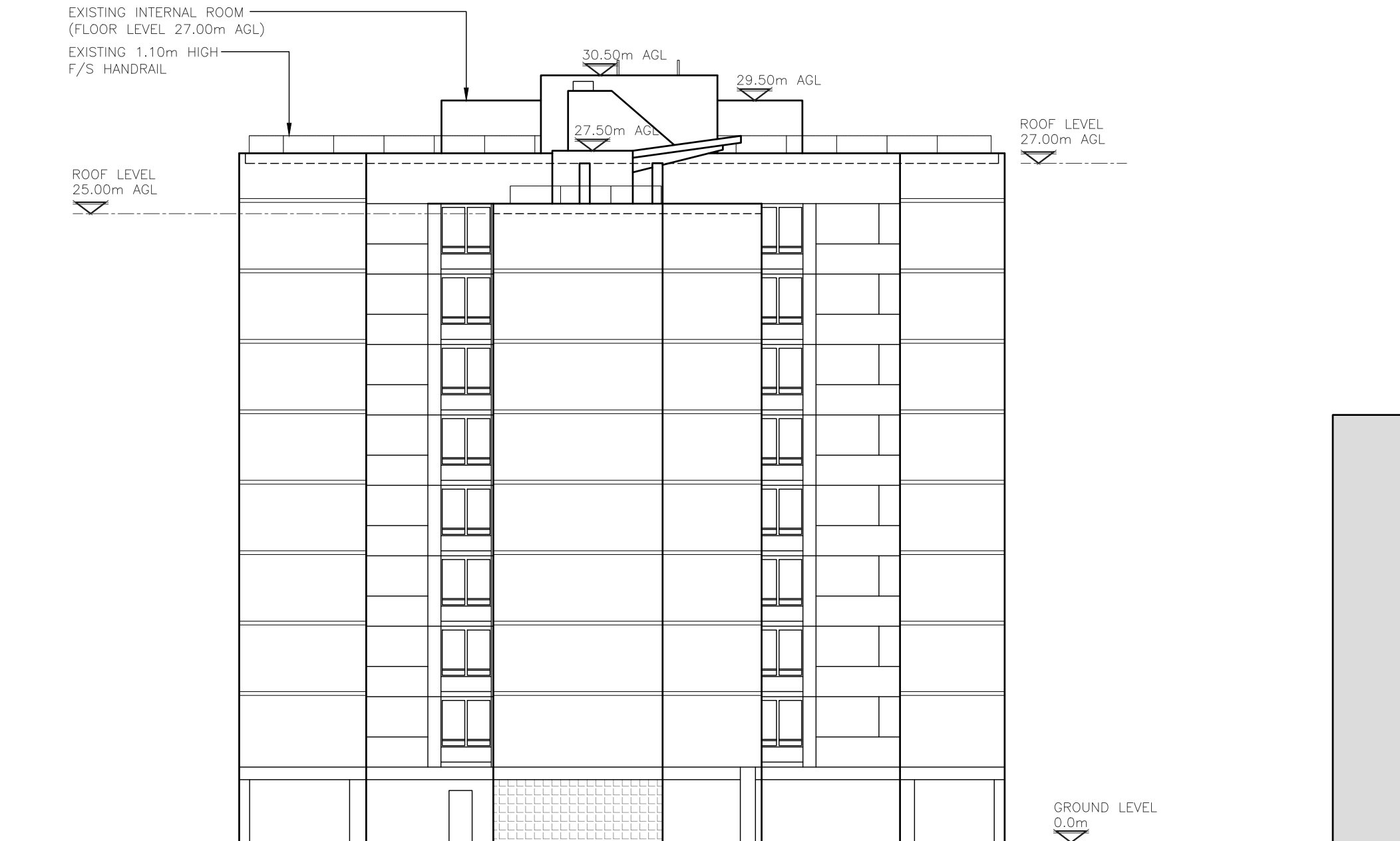
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MEDWAY COURT		H
Cell ID No		
CORNERSTONE	VM02	VF
20005120	72424	-

Site Address / Contact Details
JUDD STREET
KINGS CROSS
LONDON
WC1H 9QZ

Drawing Title: PROPOSED SOUTH WEST ELEVATION			
Purpose of issue: PLANNING			Dwg Rev:
Drawing Number: 303			C
Surveyed By: RA	Original Sheet Size: A3		Pack Issue:
Drawn: LK	Date: 20.03.23	Checked: RA	Date: 20.03.23
			D

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 530194 | N: 182559



EXISTING NORTH WEST ELEVATION
(1:200)

REV	MODIFICATION	BY	CH	DATE
A	Additional Elevations Provided	SBL	RA	11.07.23



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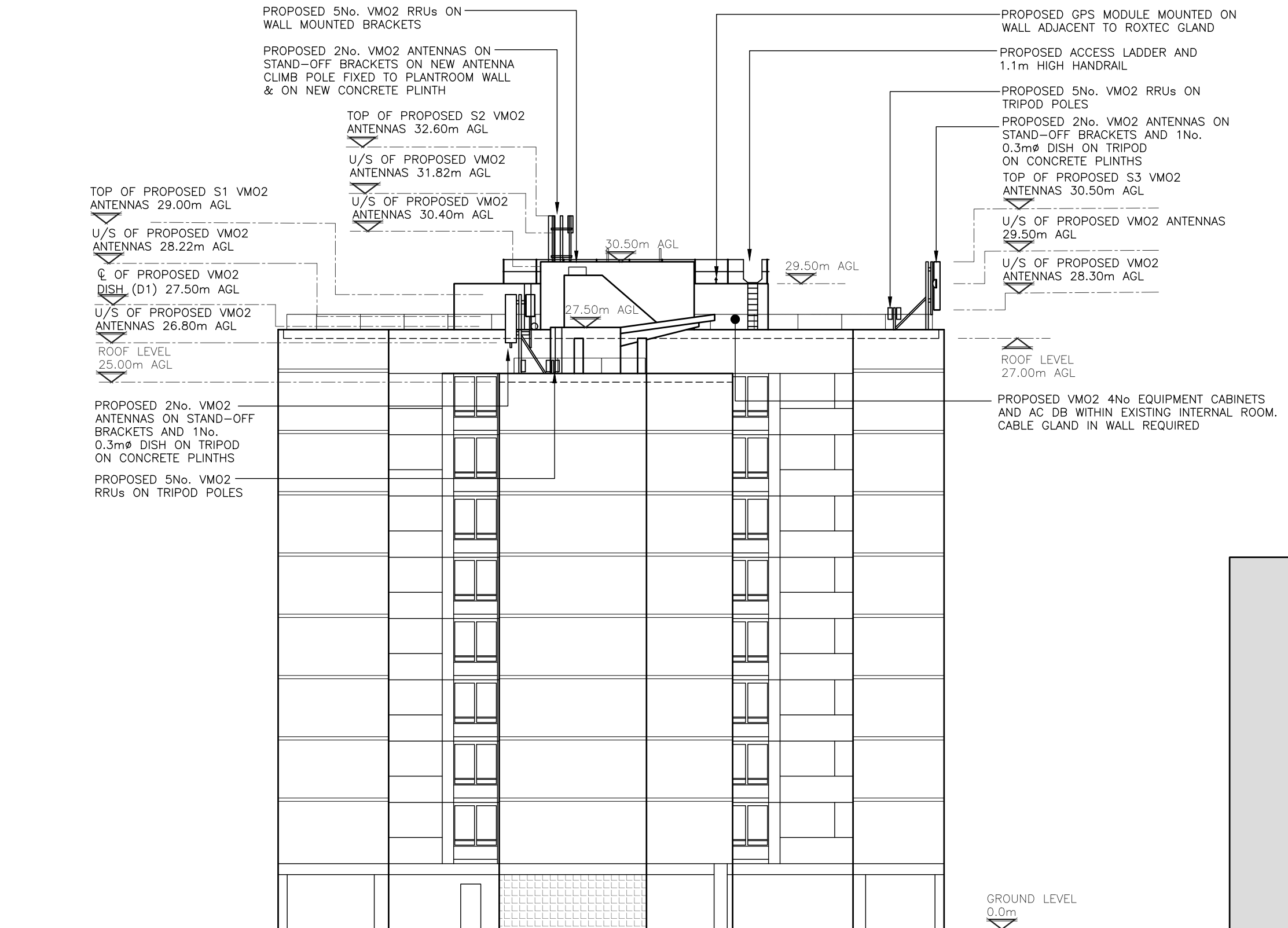
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MEDWAY COURT	H

Cell ID No		
CORNERSTONE	VM02	VF
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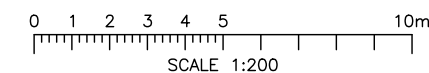
Site Address / Contact Details
JUDD STREET
KINGS CROSS
LONDON
WC1H 9QZ

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Drawing Number: 304			A
Surveyed By: RA	Original Sheet Size: A3		Pack Issue:
Drawn: LK	Date: 20.03.23	Checked: RA	Date: 20.03.23
			D

0 1 2 3 4 5 10m
SCALE 1:200



PROPOSED NORTH WEST ELEVATION
(1:200)



B	Sector 1 & 2 antennas re-located.	TM	SD	03.11.25
A	Additional Elevations Provided	SRL	RA	11.07.23
REV	MODIFICATION	BY	CH	DATE



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Fax: 0161 785 4501
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CORNERSTONE - LONDON BEACON

Cell Name	Opt.
MEDWAY COURT	H

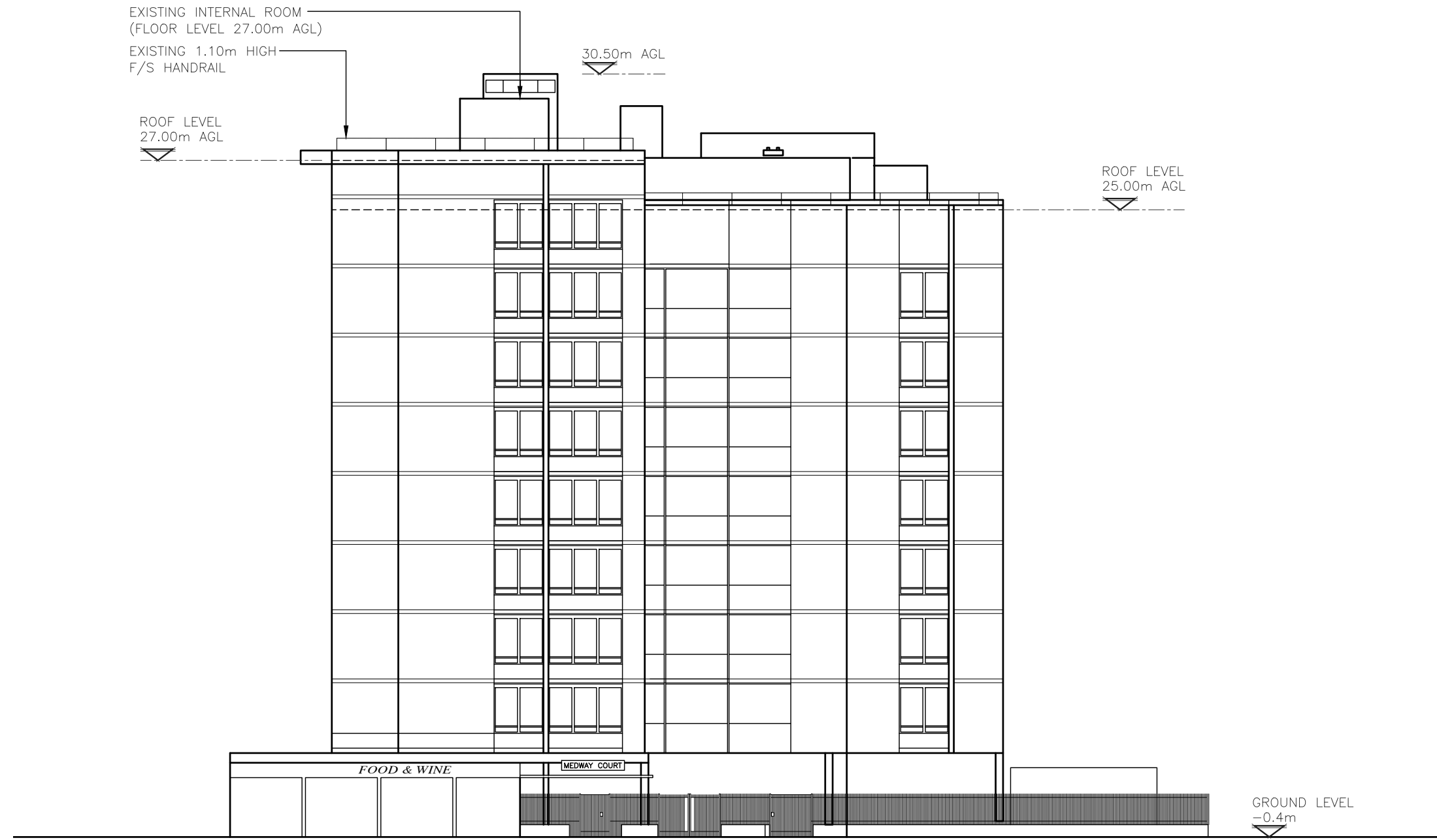
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CORNERSTONE	VM02	VF
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Site Address / Contact Details
JUDD STREET
KINGS CROSS
LONDON
WC1H 9QZ

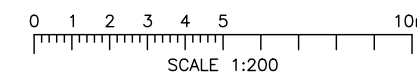
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Drawn: LK	Date: 20.03.23	Checked: RA	Date: 20.03.23

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 530194 | N: 182559



EXISTING NORTH EAST ELEVATION
(1:200)



REV	MODIFICATION	BY	CH	DATE
A	Additional Elevations Provided	SRL	RA	11.07.23



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Fax: 0161 785 4501
Web: www.clarke-telecom.com



CORNERSTONE - LONDON BEACON

Cell Name	Opt.
MEDWAY COURT	H

Cell ID No

CORNERSTONE	VM02	VF
20005120	72424	-

Site Address / Contact Details

JUDD STREET
KINGS CROSS
LONDON
WC1H 9QZ

Drawing Title:
EXISTING NORTH EAST ELEVATION

Purpose of issue:	Dwg Rev:
PLANNING	A

Drawing Number:	Pack Issue:
306	D

Surveyed By:	Original Sheet Size:	Pack Issue:	
RA	A3	D	
Drawn:	Date:	Checked:	Date:
LK	20.03.23	RA	20.03.23

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 530194 N: 182559

PROPOSED VM02 4No. EQUIPMENT CABINETS AND AC DB WITHIN EXISTING INTERNAL ROOM. CABLE GLAND IN WALL REQUIRED

PROPOSED 5No. VM02 RRU's ON WALL MOUNTED BRACKETS

PROPOSED 2No. S2 VM02 ANTENNAS ON STAND-OFF BRACKETS ON NEW ANTENNA CLIMB POLE FIXED TO PLANTROOM WALL & ON NEW CONCRETE PLINTH

PROPOSED GPS MODULE MOUNTED ON WALL ADJACENT TO ROXTEC GLAND

TOP OF PROPOSED VM02 ANTENNAS 32.60m AGL

U/S OF PROPOSED VM02 ANTENNAS 31.82m AGL

U/S OF PROPOSED VM02 ANTENNAS 30.40m AGL

ROOF LEVEL 27.00m AGL

EXISTING 1.10m HIGH F/S HANDRAIL

PLANTROOM ROOF 30.50m AGL

PROPOSED 6No. VM02 RRU's ON TRIPOD POLES

PROPOSED 2No. VM02 S3 ANTENNAS ON STAND-OFF BRACKETS ON TRIPOD ON CONCRETE PLINTHS

TOP OF PROPOSED VM02 ANTENNAS 30.50m AGL

U/S OF PROPOSED VM02 ANTENNAS 29.72m AGL

CL OF PROPOSED VM02 DISH (D2) 28.50m AGL

U/S OF PROPOSED VM02 ANTENNAS 28.30m AGL

TOP OF PROPOSED VM02 S1 ANTENNAS 29.00m AGL

U/S OF PROPOSED VM02 ANTENNAS 28.22m AGL

CL OF PROPOSED VM02 DISH (D1) 27.50m AGL

U/S OF PROPOSED VM02 ANTENNAS 26.80m AGL

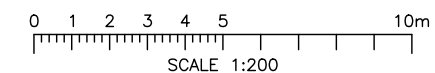
ROOF LEVEL 25.00m AGL

GROUND LEVEL -0.4m

FOOD & WINE

MEDWAY COURT

PROPOSED NORTH EAST ELEVATION
(1:200)



B	Sector 1 & 2 antennas re-located.	TM	SD	03.11.25
A	Additional Elevations Provided	SRL	RA	11.07.23
REV	MODIFICATION	BY	CH	DATE



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CORNERSTONE - LONDON BEACON

Cell Name	Opt.
MEDWAY COURT	H

Cell ID No

CORNERSTONE	VM02	VF
20005120	72424	-

Site Address / Contact Details

JUDD STREET
KINGS CROSS
LONDON
WC1H 9QZ

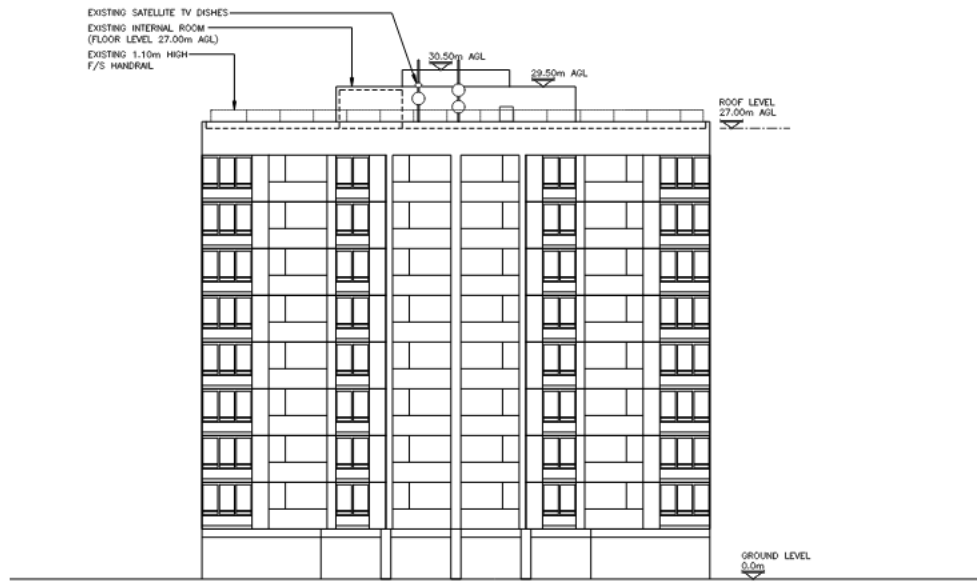
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PROPOSED NORTH EAST ELEVATION

Purpose of issue:	PLANNING	Dwg Rev:
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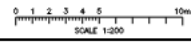
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Surveyed By:	RA	Original Sheet Size:	A3	Pack Issue:
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Drawn:	Date:	Checked:	Date:	D
LK	20.03.23	RA	20.03.23	



EXISTING SOUTH EAST ELEVATION
(1:200)



ALL DIMENSIONS ARE IN mm UNLESS STATED OTHERWISE
N.G.R. E: 530194

NO.	DESCRIPTION
1	Minor Rev. Packages removed, added or amended
REV	MODIFICATION

Cla Tel
27 Finsbury Square, London EC2A 3DF
 Tel: 020 7520 1700
 Fax: 020 7520 1701
 Web: www.clatel.com

com
 CORNERSTONE - LC

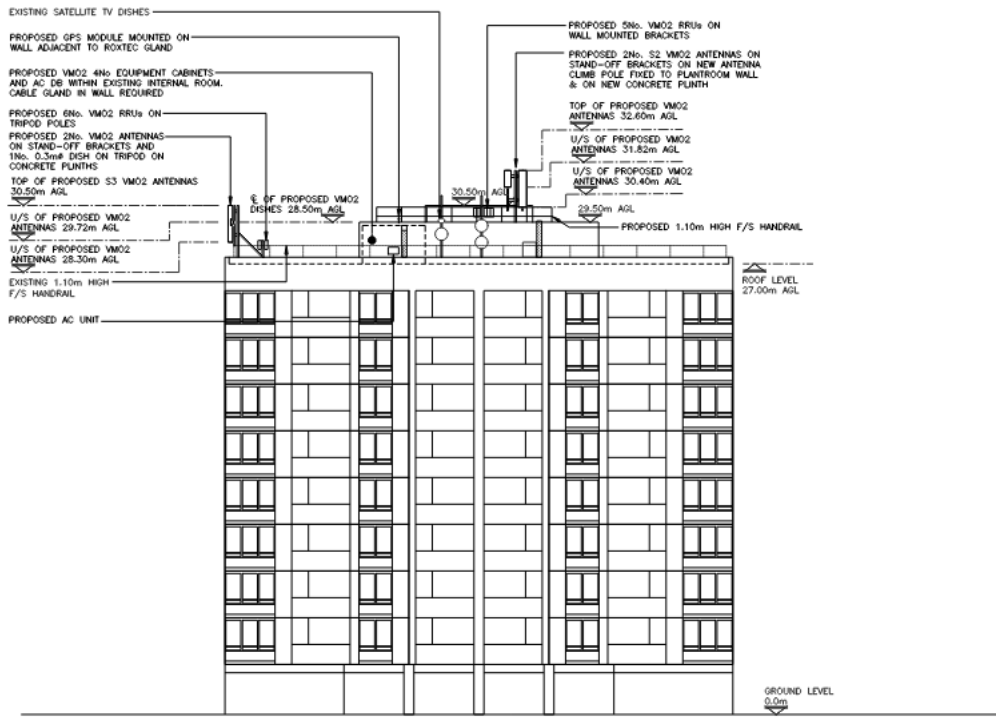
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 Cell ID: MEDWAY C
 Coordinates: 500000
 20005120 7242

Site Address / C2:
 JUDO STR
 KINGS CR
 LONDON
 WC1H 9

Drawing Title: EXISTING SOUTH EA
 Project of Issue: PLANNI
 Drawing Number: 300

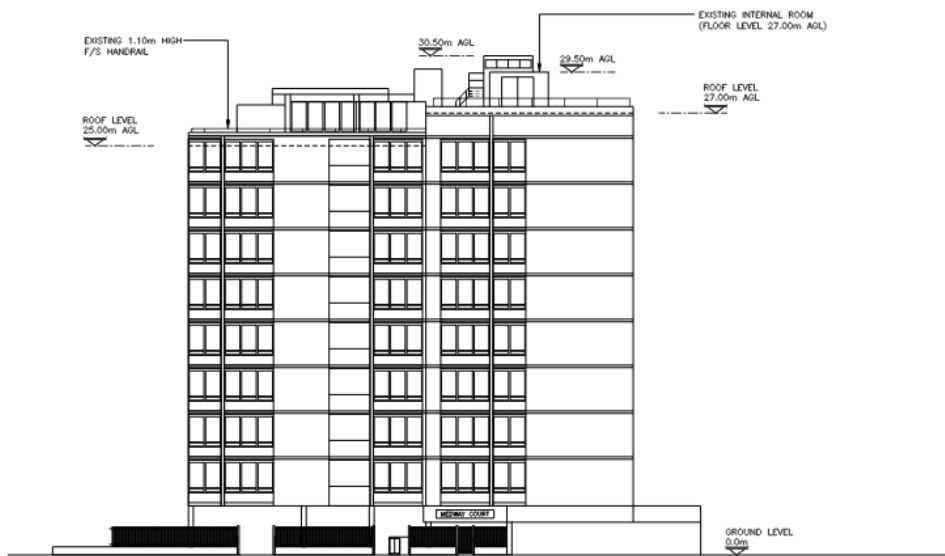
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Drawn by:	UP	Scale:	1:200

Image 3. Existing South Elevation



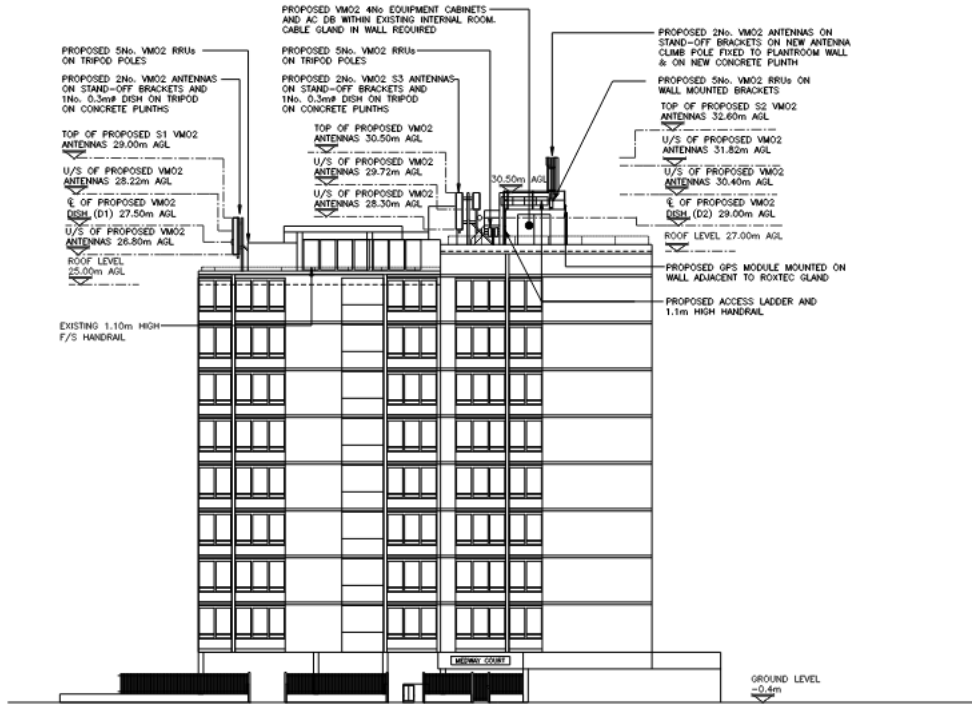
PROPOSED SOUTH EAST ELEVATION
(1:200)

Image 4. Proposed south elevation



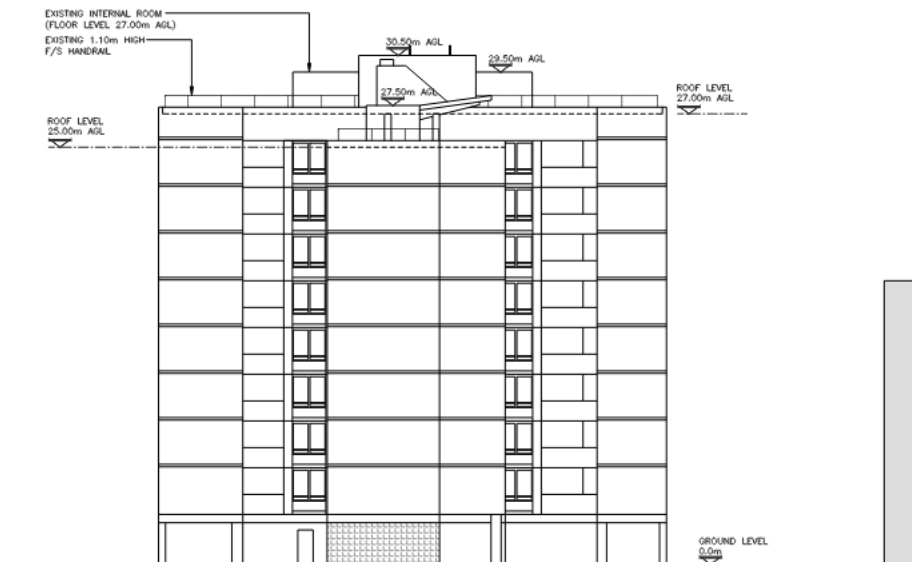
EXISTING SOUTH WEST ELEVATION
(1:200)

Image 5. Existing West elevation



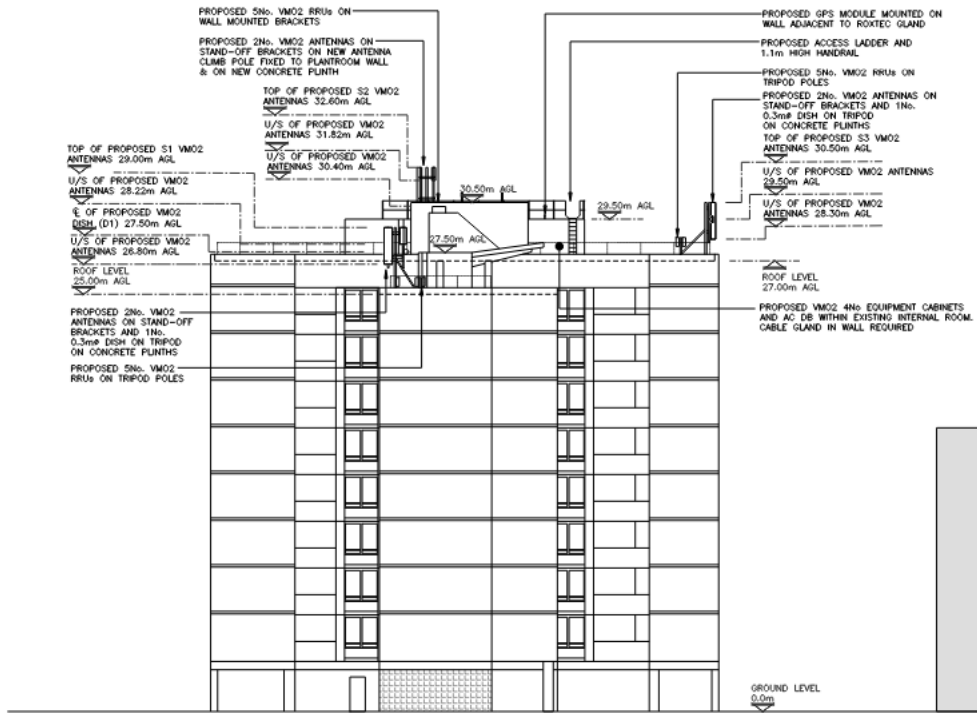
PROPOSED SOUTH WEST ELEVATION
(1:200)

Image 6. Proposed Southwest elevation



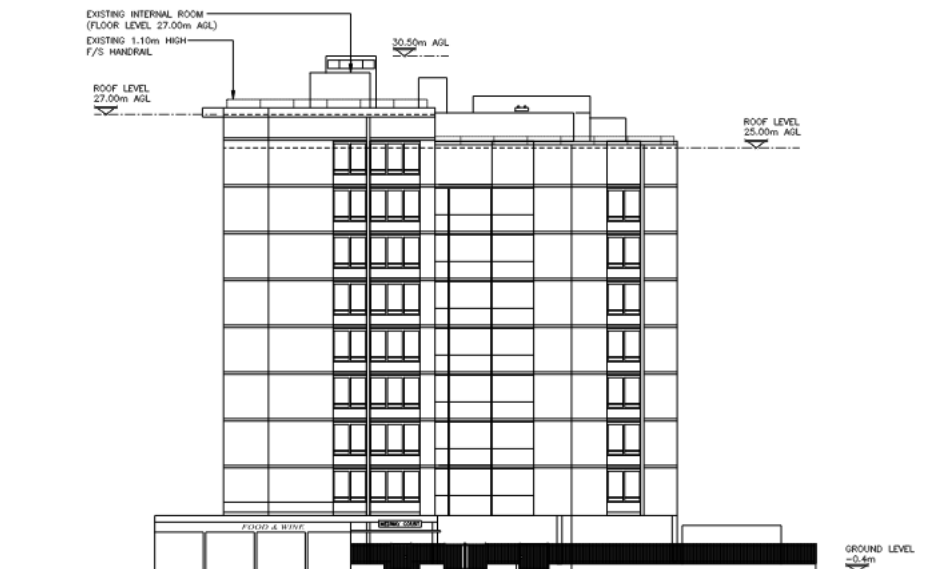
EXISTING NORTH WEST ELEVATION
(1:200)

Image 7. Existing Northwest Elevation



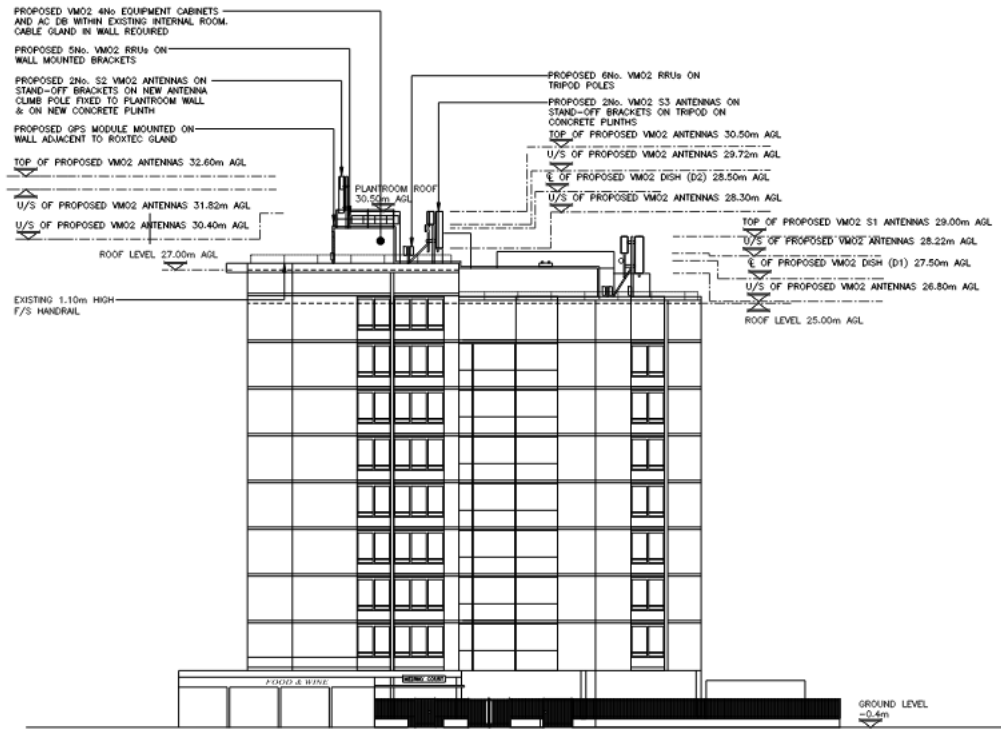
PROPOSED NORTH WEST ELEVATION
(1:200)

Image 8. Proposed northwest elevation



EXISTING NORTH EAST ELEVATION
(1:200)

Image 9. Existing Northeast elevation



PROPOSED NORTH EAST ELEVATION
(1:200)



Image 10. Proposed Northeast elevation



Image 11. Aerial view of the site.

Delegated Report		Analysis sheet	Expiry Date:	20/05/2026
(Members Briefing)		N/A / attached		Consultation Expiry Date:
Officer			Application Number(s)	
Obote Hope			2026/1197/P	
Application Address			Drawing Numbers	
Medway Court Judd Street London WC1H 9QZ				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of 6no. antennas, 2no. 300mm dishes and ancillary development with ancillary works thereto all at roof level.				
Recommendation(s):	Granted			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified 00		No. of responses 00		No. of objections 00	
Summary of consultation responses:	<p>A site notice was displayed near to the site on 08/04/2026 (consultation end date 02/04/2026).</p> <p>The development was also advertised in the local press on 09/04/2026 (consultation end date 03/05/2026).</p> <p>No objections or comments were received</p>					
Bloomsbury Conservation Area Advisory Committee (CAAC):	<p>The Covent Garden Community Association (CGCA) objected on the following grounds:</p> <ol style="list-style-type: none"> 1. The scale of the proposed mobile infrastructure on the rooftop of Medway Court will have a significant impact on the host building, a postwar building of note, designed by Denis Clarke-Hall, which is a positive contributor to the Bloomsbury Conservation Area. 2. Further harm will be caused by the visual intrusion of the equipment on the important view along Judd Street to St Pancras Station and the British Library. 3. In addition, the approval of this application will create a precedent for other inappropriate rooftop visual intrusions, which will change the character of the immediate heritage environment and cause harm to the Conservation Area. <p><i>Officer's Response:</i></p> <ol style="list-style-type: none"> 1. Please refer to the Design and Appearance section, specifically paragraphs 2.2 to 2.6; 2. Please refer to the Design and Appearance section, specifically paragraphs 2.6 to 2.10; 3. It's important to know that each application must be assessed on its own merits, having regard to site-specific circumstances and relevant policy. While some limited harm may arise, this would be less than substantial. In accordance with paragraph 215 of the National Planning Policy Framework (NPPF) 2024, such harm must be weighed against the public benefits of the proposal. In this case, the provision of improved telecommunications infrastructure carries a significant public benefit, which is considered to outweigh the minor level of harm identified. 					

Site Description

The application site comprises a nine-storey residential building with commercial units at ground floor level, prominently located at the junction of Judd Street and Leigh Street. The building occupies a corner plot and is bounded by Thanet Street to the west, Judd Street to the east, and Leigh Street to the south, forming a well-defined urban block within the surrounding streetscape.

The roof is 'U'-shaped, with a section projecting backwards from the centre and a centrally located plant room. Existing features on the roof include satellite dishes, handrails around the perimeter, and other rooftop paraphernalia. The presence of these installations establishes a context within which the proposed apparatus can be suitably accommodated. Medway Court is a positive contributor to the character and appearance of the Bloomsbury Conservation Area.



Image 1. Above shows the existing site context

Relevant History

2023/4380/P – Planning permission for installation of 6x antennas, 2x 300mm dishes & ancillary work at roof level. The earlier application 2023/4380/P was withdrawn as amended drawings reflecting the revised scheme discussed with the LPA were not submitted within the required timeframe.

Relevant policies

National Planning Policy Framework (2023) 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:

- Bloomsbury Conservation Area Appraisal and Management Strategy 2011

Draft Camden Local Plan

The council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The Proposed Submission Draft Camden Local Plan was submitted to the Secretary of State for Housing, Communities and Local Government on the 3 October 2025 for independent examination, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The Plan will now be examined by a Planning Inspector.

Previously, the Council published the draft new Camden Local Plan for consultation in January 2024 and published an updated Proposed Submission Draft Camden Local Plan for consultation from 1 May to 27 June 2025.

The Proposed Submission Draft Local Plan is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to an emerging plan increases as it progresses towards adoption. In line with paragraph 49 of the National Planning Policy Framework (NPPF), the degree of weight to be given is a matter for the decision-maker, having regard to the stage of preparation, the extent of unresolved objections, and the consistency of the draft policies with the NPPF

Assessment

1. The proposal

- 1.1. Planning permission is sought for the installation of rooftop telecommunications equipment comprising six antennas mounted in pairs on three tripod support poles. The support poles would be located at the north-western corner of the upper roof, centrally on the upper roof adjacent to the plant room, and on the eastern side of the lower north-facing roof.
- 1.2. The proposal also includes the installation of two 300mm dishes mounted on two of the antenna support poles, together with associated ancillary development. Equipment cabinets would be accommodated within an internal plant room, thereby avoiding the need for additional rooftop equipment housing.

2. Design and Heritage

- 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. 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. Policies D1 and D2 are supported by the Council's Design and Digital Infrastructure CPG.
- 2.2. Medway Court is a positive contributor to the character and appearance of the Bloomsbury Conservation Area. Its significance includes its architectural design and materials, form, massing, period and evidential value as a modernist building of the mid-20th century. It forms part of the setting of the British Library (GI) and St Pancras Railway Station and Hotel (GI), which are visible at the northern end of Judd Street. Other listed buildings on Judd Street (including Camden Town Hall), and in the area around the application site, are not so readily perceptible in the same view from Medway Court, and therefore the proposals are not considered to affect the setting of those listed buildings.
- 2.3. The proposed telecommunications development comprises the installation of new antennas at roof level. To minimise their visual impact, a planning condition is recommended requiring all antennas and associated equipment to be finished in a colour that matches the background or the part of the building to which they are attached, and a further condition would require the removal of the equipment once it is no longer operational or required, thereby ensuring that redundant infrastructure does not remain on the building.
- 2.4. The antennas would project approximately 2.1 metres above the existing rooftop, as illustrated in Images 1 and 2 below. The applicant has confirmed that this height represents the minimum necessary to ensure compliance with the International Commission on Non-ionizing Radiation Protection (ICNIRP) standards. Reducing the height of the antennas would result in the radio signal clipping the building edge and radiating onto the roof area, which would compromise operational performance and potentially fail to meet ICNIRP requirements. The proposed height is therefore considered to be justified by operational and

- 2.7. Whilst the proposed antennas would be perceptible within these views, they would be seen in the context of an established rooftop environment containing existing antennas, rooftop structure and satellite infrastructure. Nevertheless, the introduction of additional antennas and associated equipment would increase the extent of rooftop clutter and introduce further visual complexity at high level. The host building makes a positive contribution to the character and appearance of the Bloomsbury Conservation Area, and its relatively simple roofscape forms part of its architectural interest and townscape value. Although the proposed equipment would not obscure significant architectural features, its prominence above the existing rooftop shroud would result in a degree of visual intrusion that would detract from the building's appearance and erode the clarity of its roofline when viewed from certain public vantage points.
- 2.8. As a consequence, the proposal would cause a modest level of harm to the character and appearance of the Bloomsbury Conservation Area and would fail to preserve, and to a limited extent enhance, the qualities that contribute to the significance of the host building and its contribution to the wider historic townscape. The cumulative effect of the additional rooftop infrastructure would therefore result in harm to designated heritage assets through its impact on both the Conservation Area and the setting of nearby listed buildings.
- 2.9. Having regard to the scale, siting and visibility of the proposed equipment, the identified harm would fall within the category of less than substantial harm as defined by the National Planning Policy Framework. The level of harm is considered to be at the lower end of the spectrum, but nevertheless attracts considerable importance and weight in the planning balance.
- 2.10. The Council's Conservation Officer was consulted on the application and advised that the proposal would result in a very low level of less than substantial harm to the setting of the Grade I listed British Library and St Pancras Station, arising from the introduction of additional rooftop telecommunications equipment within views towards these landmark heritage assets.
- 2.11. In accordance with paragraph 215 of the National Planning Policy Framework (NPPF) 2024, where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, that harm must be weighed against the public benefits of the proposal. In this case, the proposed telecommunications infrastructure would deliver tangible public benefits by enhancing digital connectivity, network resilience, and telecommunications coverage in the area. These improvements would support the continued operation and expansion of modern communications networks, providing social and economic benefits to residents, businesses and visitors.
- 2.12. Having carefully considered the identified heritage impacts and the public benefits arising from the scheme, it is concluded that the harm to the setting of the Grade I listed buildings would be at the very lowest end of the less than substantial harm spectrum and would be clearly outweighed by the public benefits associated with the proposal. Whilst the development would introduce a limited degree of additional rooftop clutter, the impact on the significance and appreciation of nearby heritage assets would be minor and would not materially undermine their architectural or historic interest.
- 2.13. The Council has paid special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

3. 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 amenities 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 the CPG Amenity.

- 3.2. It is considered that the proposed telecommunications equipment would not have any impact on privacy, outlook or either daylight or sunlight due to the scale, nature and location of development. It is not considered that the development would lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policy A1 of the Camden Local Plan 2017.

4. Supplementary Information

- 4.2. The NPPF states in paragraph 117 of Chapter 10 (Supporting high quality communications) that any application for electronic communications development should be supported by the necessary evidence to justify the proposed development. This should include:

The outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area; and

For an addition to an existing mast of base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection; or

For a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.

- 4.3. The applicant has provided supplementary information to Argyle Primary School, located on Tonbridge Street, located approximately 165m to the northeast. The school has no view of the proposed site and due to the absence of any direct visual relationship and the separation distance, consultation with this school was not deemed necessary. A response was received from London City Airport confirming that the proposal does not conflict with London City Airport's safeguarding criteria. A declaration of conformity with ICNIRP Public Exposure Guidelines has also been submitted.

5. Public Benefits

- 5.2. The applicant has provided relevant information demonstrating the public benefits arising from the provision of 5G telecommunications. These include the likes of improving economic competitiveness and greater social inclusion through improved digital connectivity.
- 5.3. It is considered that the proposal would provide public benefits to residents and business in Camden. These benefits have been taken into account when coming to a decision.

6. Recommendation

7. 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 22nd June 2026, 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: 2026/1197/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 16 June 2026

Development Management
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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Medway Court
Judd Street
London
WC1H 9QZ**

DECISION

Proposal:

Installation of 6no. antennas, 2no. 300mm dishes and ancillary development with ancillary works thereto all at roof level.

Drawing Nos: 200 REVA; 201 REVC; 300 REVB; 301 REVC; 302 REVB; 303 REVC; 304 REVA; 305 REVB; 306 REVA; 307 REVA; CTIL_200051 20, Cornerstone Supplementary Information; Cornerstone ICNIRP Declaration with Clarification Letter V.6.pdf; 72424_Coverage Plots; Notice to Owner and Cover Letter; Cornerstone Radio Planning and Propagation V6; General Background Information for Telecommunications Development, dated March 2025; Cornerstone Health and Mobile Phone Base Stations Document V.4; Rooftop Deployment Constraints and Solutions V2; Mobile UK Health Fact Sheet V1 and Digital_Public_Benefit_Brochure.

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: 200 REVA; 201 REVC; 300 REVB; 301 REVC; 302 REVB; 303 REVC; 304 REVA; 305 REVB; 306 REVA; 307 REVA; CTIL_200051 20, Cornerstone Supplementary Information; Cornerstone ICNIRP Declaration with Clarification Letter V.6.pdf; 72424_Coverage Plots; Notice to Owner and Cover Letter; Cornerstone Radio Planning and Propagation V6; General Background Information for Telecommunications Development, dated March 2025; Cornerstone Health and Mobile Phone Base Stations Document V.4; Rooftop Deployment Constraints and Solutions V2; Mobile UK Health Fact Sheet V1 and Digital_Public_Benefit_Brochure.

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 if in CA] 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.

- 5 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.

- 6 The cabinets hereby approved shall be given a stippled black paint finish within one month of being installed.

Reason: In order to prevent flyposting and minimise the impact on the streetscene and local environment in accordance with the requirements of 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 (but not limited to) 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, Building.Control@camden.gov.uk (tel: 020-7974 4444).
- 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 Biodiversity Net Gain (BNG) Informative (1/3):
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because the proposal has de minimis exemption.

- 5 Biodiversity Net Gain (BNG) Informative (2/3):
+ Summary of transitional arrangements and exemptions for biodiversity gain condition
The following are provided for information and may not apply to this permission:
1. The planning application was made before 12 February 2024.

2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a "Biodiversity Gain Site".
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
 - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

6 Biodiversity Net Gain (BNG) Informative (3/3):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

+ The effect of section 73(2D) of the Town & Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

+ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer

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DECISION