

Delegated Report		Analysis sheet		Expiry Date:		16/12/2011	
		N/A / attached		Consultation Expiry Date:		01/12/2011	
Officer				Application Number(s)			
Victoria Pound				2011/5324/L			
Application Address				Drawing Numbers			
School of Oriental and African Studies 10 Thornhaugh Street London WC1H 0XG				See decision letter.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of 3x satellite dishes on south elevation at roof level (retrospective).							
Recommendation(s):		Grant listed building consent.					
Application Type:		Listed Building Consent					
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
				No. electronic	00		
Summary of consultation responses:		Press and site notices displayed – no responses.					
CAAC/Local groups* comments: *Please Specify		N/A – LBC only.					

Site Description

Grade II listed university building dating from c1939-5 by Charles Holden, in brown brick with Portland stone dressings. The building comprises 5 storeys plus basements, with the 4th (top) floor set back. The main elevation is to the south. The building is in the Bloomsbury conservation area.

Relevant History

2009/1828/P – planning permission was granted on 16/06/2009 for the alterations to openings on the front and rear elevations and infilling void area at lower ground floor level to create a new post room in the modern buildings (later addition to the grade II listed building), replacement of railings with glazed handrails at the ramped access to the main entrance and infilling front lightwell beneath the ramp to provide additional storage in the grade II listed building (Class D1). The associated listed building consent ref 2009/1508/L including internal alterations in addition to the external alterations was also granted on 16/08/2009.

2009/4193/P – planning permission was granted on 27/10/2009 for the installation of louvres to the top section of window adjacent to the existing fire escape doors on Torrington Square (side) elevation as an amendment to planning permission ref 2009/1828/P granted on 16/06/2009. The associated listed building consent ref 2009/4196/L was also granted on 27/10/2009.

2009/4313/L – listed building consent was granted on 09/12/2009 for the replacement of Crittall style metal windows with double glazed windows and frames.

2011/1830/P & 2011/1829/L – planning permission and listed building consent granted 07/06/2011 for Replacement of all Crittall metal windows with double glazed Crittall metal windows with aluminium sub-frame and repair work to stone, pipes and brickwork repointing, re-bedding of coping stones and perimeter wall on new damp course and installation of low level guard rail to sections of perimeter wall.

Relevant policies

LDF Core Strategy and Development Policies

CS14

DP25

Assessment

Retrospective listed building consent is sought for the retention of three satellite dishes, which are positioned on the roof of the set back 4th floor of the building, on its south side. At this level there is a brick stair enclosure which gives access to the roof; the dishes are supported off the front of this structure, at roof level and towards the centre of the roof plan, and away from the front edge of the building behind the 1m high parapet. The dishes are not visible from street level from any significant local viewpoints including Russell Square. They will become apparent when viewed from the upper floors of adjacent buildings, but are positioned against a brick background which will minimise their visual impact.

The physical impact of the dishes is minimal as they are supported off brackets which are fixed to the masonry of the upper floor access structure, which is not a significant element of the building. The dishes can be easily removed without harm to the fabric of the building.

Given their limited physical and visual impact, the dishes as installed are not considered to significantly harm the building's special architectural or historic interest. To this end the proposal is considered to comply with relevant local and national policy and approval is recommended.

The dishes have been in position for more than four years and as such a planning application has not been submitted.

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