

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		03/11/2011	
		N/A		Consultation Expiry Date:		18/10/2011	
Officer				Application Number(s)			
Lauren McMahon				2011/4729/P			
Application Address				Drawing Numbers			
Holborn Tower 137 High Holborn London WC1V 6PW				Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Relocation of two pole mounted telecommunication antennas at roof level along the north and south elevations, positioned on new stands and fixed to the existing handrails.							
Recommendation:		Prior Approval Required - Approval Given					
Application Type:		GPDO Prior Approval Determination					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	125	No. of responses	02	No. of objections	01
				No. Electronic	00		
Summary of consultation responses:		Site notice displayed between 28/09/2011, expiring on 19/10/2011. No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Bloomsbury CAAC: opposes to the public elevation of the unsightly antennas on an already unsightly building which is acknowledged to be a detractor. <i>(Officers response: Please refer to paragraph 2.2)</i>					

Site Description

The application site comprises of Holborn Tower which is a twelve-storey office tower with a basement level for car parking, located on the north side of High Holborn. It is bounded by Barter Street to the north, the pedestrian walkway of Bloomsbury Court to the east, High Holborn and the junction with New Oxford Street to the south and Bury Place to the west. The application site building is not listed, but is within Bloomsbury Conservation Area.

Relevant History

2004/3739/P: Installation of 6 pole mounted antennas, 5 cabinets and associated development at roof level of office building. **GRANTED PLANNING PERMISSION: 18/10/2004.**

PSX0104684: The replacement of the existing three single band antennas with six dual band antennas at roof level. **GRANTED PLANNING PERMISSION: 11/09/2001.**

PSX0104317: Installation of one additional 600mm and one 300mm transmission dishes, to existing roof level telecommunication equipment. **GRANTED PLANNING PERMISSION: 22/05/2001.**

PSX0005252: Installation of telecommunication equipment on the roof. **GRANTED PRIOR APPROVAL: 28/11/2000.**

PS9904155: Installation of an equipment cabin, 3 aerials and 4 microwave dishes. **GRANTED PRIOR APPROVAL: 18/03/1999.**

PS9804375: Installation of telecommunications equipment comprising the installation of 25 radio transmission dishes, including the replacement and relocation of existing equipment cabins with a BSC cabin. **GRANTED PLANNING PERMISSION: 10/07/1998.**

PS9704086: Installation of a cellular radio base station on the roof top, including a cabin (2.5 x 2.5 x 3m) and 3 ADC antennae. **GRANTED PLANNING PERMISSION: 06/03/1997.**

9201311: Installation of radio antennas approximately 8m high on the roof. **GRANTED PLANNING PERMISSION: 14/01/1993.**

29513: Erection of two plant rooms on the roof. **GRANTED PLANNING PERMISSION: 28/03/1980.**

Relevant policies

The Town and Country Planning (General Permitted Development) Order (GDPO) 1995

LDF Core Strategy

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Bloomsbury Conservation Area Statement

Assessment

1.0 Introduction

- 1.1 GPDO prior approval is sought for the relocation of two existing pole mounted telecommunication antennas at the roof level of Holborn Tower. The existing antenna along Bloomsbury Court (east) elevation is to be relocated fronting High Holborn (south) elevation and its position is to be maintained at 150°. The existing antenna along Bury Place (west) elevation is to be relocated along Barter Street (north) elevation and its position is to be maintained at 330°. The support poles of the antennas are to be fixed to the existing handrails and positioned on new stands with the poles fixed via a bracket. The antennas would be approximately 2m high.
- 1.2 The Town and Country Planning (General Permitted Development) Order (GPDO) 1995 sets out the details of the types of developments for which planning permission is 'deemed' to be granted, more commonly known as 'permitted development'. Much of the work carried out by a telecommunications operator will be permitted development under Part 24 of Schedule 2 of the GPDO (1995). The proposed works fall under the criteria for assessment under Part 24 because of the antenna's limited height and location. The applicant has submitted detailed plans and specifications and thus the only issues to which the Council can raise objections to are those relating to siting and design. It is not possible to raise objections on any other grounds. A decision has to be made within 56 days of the application's receipt (3rd November 2011), otherwise the applicants have deemed approval by default according to GPDO legislation.

2.0 Siting

- 2.1 The host building currently contains various telecommunication antennas at roof level. The siting of the proposed antennas are considered to be satisfactory as they are to be located at roof level of the existing building. The antennas would be approximately 15m from the adjoining neighbours to the north (15-19 Bloomsbury Way) and the east (133-136 High Holborn and 1-11 Barter Street) however, given the host building is higher than these properties the antennas would not be highly visible. It is acknowledged that slight views of the antennas would be possible from High Holborn and Barter Street, however given the height of the host building and the reasonable size of the antennas, they will not be highly visible from the public realm. The antennas are not considered to be obtrusive in terms of its siting and would not have a significant impact on the Bloomsbury Conservation Area.
- 2.2 In response to the objectors concerns, the siting of the antennas are considered to be satisfactory and would not significantly detract from the streetscene or the host building than currently exists.

3.0 Design

- 3.1 The design of the antennas are of a standard design and would be of a reasonable width and height and thus these installations would not be prominent additions along High Holborn or Barter Street. As such, the design of the antennas are not considered to cause harm to the setting of the public realm or Bloomsbury Conservation Area.

4. Recommendation

Grant Prior Approval under Part 24, Schedule 2 of the General Permitted Development Order (1995).

DISCLAIMER

Decision route to be decided by nominated members on Monday 31st October 2011.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>