

Delegated Report		Analysis sheet		Expiry Date:		23/09/2010	
		N/A / attached		Consultation Expiry Date:		02/09/2010	
Officer				Application Number(s)			
Elizabeth Beaumont				2010/3263/P			
Application Address				Drawing Numbers			
Thistle Bloomsbury Hotel Bloomsbury Way London WC1A 2SD				Please refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of existing telecommunications equipment including three new antennas attached to existing poles on roof of the existing hotel (Class C1).							
Recommendation(s):		Grant planning permission					
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	
			No. electronic	00			
Summary of consultation responses:	Site notice displayed from 04/08/2010 to 25/08/2010 – no comments received.						
CAAC comments:	Bloomsbury CAAC – No comments received						
Site Description							
<p>The site is located on the south side of Little Russell Street located in between Bury Place and Museum Street. The site comprises a hotel known as the 'Thistle Bloomsbury Hotel'. The building is 9 storeys in height. The building is not listed but is located within the Bloomsbury Conservation Area and is recognised in the Conservation Area Statement as making a positive contribution to the conservation area.</p> <p>The surrounding area comprises a mix of office, residential and retail uses. There is a 6 storey mansion block in residential use to the east of the site and to the north side of the street there are a number of three to five storey residential properties.</p>							
Relevant History							
05/09/2008 – p.p. granted (2008/2788/P) for the installation of 6 new air condenser units at roof level, positioned towards the rear elevation of the building fronting Little Russell Street.							
Relevant policies							
PPG8 (Telecommunications) Replacement Unitary Development Plan 2006 SD6 (Amenity for occupiers and neighbours), B1 (General design principles), B3 (Alterations and extensions), B7 (Conservation areas) Camden Planning Guidance 2006 Denmark Street Conservation Area Statement							
LDF Core Strategy and Development Policies CS1 - Distribution of growth, CS5 - Managing the impact of growth and development, CS14 - Promoting high quality places and conserving our heritage,							

DP24 - Securing high quality design,
DP25 - Conserving Camden's heritage,
DP26 - Managing the impact of development on occupiers and neighbours

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound. This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter. However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.

Assessment

Proposal – Permission is sought to replace 3 existing (O2) radio antennas fixed to the supporting poles on the roof of the hotel building with three new shared O2/vodafone antenna. The existing poles measure approximately 2.5m high (29m to the top of the building). All the antennas have 2 cells at the top, 2 x facing north, 2 x facing east (90°) and 2 x north west (290°). Two of the poles are mounted on the Little Russell Street elevation on the side of two chimney breasts and the other pole is located in the east corner of the building.

Ancillary equipment including a new cable tray and a number of Remote Radio Units (RRUs) associated with the new aerials are also proposed. A new cabinet is proposed to be installed in the basement, however this does not require permission so is therefore not assessed as part of this application.

The replacement antennas will replace the 2G digital network with a 3G, third generation mobile telecommunication service improving coverage in the area.

Design – The proposal involves the replacement of three antennas positioned on the corner of existing chimney breast and the corner of the roof adjacent to plant on the roof of the 7th storey of the building. The existing antennas are only partially visible in short views from the street below and only in longer views from the junction with Bury Place. The replacements will be mounted on the existing poles and there will be no increase in height or the number of antennas. The proposal would not add additional clutter to the roof of the building. Therefore it is not considered that any new design issues are raised.

Amenity of the adjoining residents - There is a 6 storey mansion block in residential use to the east of the site and to the north side of the street there are a number of three to five storey residential properties. The antennas would be higher than any neighbouring residential properties. In terms of the potential impact of the proposal on health, paragraph 98 of PPG8 states that "if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them". The applicants have submitted a Declaration of Conformity with ICNIRP Public Exposure guidelines as part of their application. This confirms that the equipment complies with the requirements of the radio frequency public exposure guidelines of ICNIRP.

The proposals are not considered to impinge on any other amenity issues.

Recommendation – Grant planning permission

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