

Delegated Report

Expiry Date:

23/09/2010

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		N/A / attached		Consultation Expiry Date:		15/09/2010/ 01/09/2010	
Officer				Application Number(s)			
Rob Willis				2009/4053/P 2010/0902/L			
Application Address				Drawing Numbers			
Benito's Hat, 56 Goodge Street, LONDON, W1T 4NB				See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of telecommunications antenna at ground floor level on front fascia panel of restaurant (Class A3)							
Recommendation(s):		Grant Planning Permission and Listed Building Consent					
Application Type:		Full Planning Permission and Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	08	No. of responses No. electronic	00 00	No. of objections	00	
Summary of consultation responses:	None received. Site notice erected 11/08/2010.						
CAAC/Local groups* comments: <small>*Please Specify</small>	None received.						
Site Description							
<p>56 Goodge Street is a Georgian town house c1760. It comprises basement, ground floors in use as a restaurant with three floors over in residential use. The building is grade II listed and falls within the Charlotte Street Conservation Area. It is located on the north side of Gower Street within a parade that extends from Cleveland Street to the west and Goodge Place to the east. The parade includes a mix of shops, cafes and restaurants at ground floor level and office or residential use of upper floors.</p> <p>The boundary between L.B. Camden and the City of Westminster runs along the centre of Goodge Street in front of the parade that includes the application site.</p>							
Relevant History							
2007/2263/P and 2007/3128/L: Planning permission and listed building consent granted on 22-08-2007 for the installation of a new shop front, together with internal alterations at ground and basement level to existing restaurant.							
Relevant policies							
Replacement Unitary Development Plan 2006							
SD6 – Amenity for occupiers and neighbours							
B1 – General Design Principles							
B3 – Alterations and extensions							
B4 – Shopfronts, advertisements and signs							
B6 – Listed buildings							
B7 – Conservation Areas							
LDF Core Strategy and Development Policies							
<p><i>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.</i></p>							

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.

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

DP30 – Shopfronts

Assessment

The proposal seeks the installation of a small telecommunications antenna to the front elevation of an existing restaurant (Class A3), along with the provision of a supporting microcell unit in the basement of the building. The main consideration in this case relates to the impact of the proposals on the character and appearance of the listed building and on the Charlotte Street Conservation Area.

Camden UDP Policy B4 (Shop fronts, advertisements and signs) states that Camden will only grant planning permission for shopfront alterations that it considers are of a high standard. Policy B6 (Listed buildings) states that Camden will only grant listed building consent for alterations and extensions to a listed building that would not cause harm to the special interest of the building.

Proposed antenna

The proposed antenna would measure 296mm x 230mm x 96mm, and would be fixed at a height of 3 metres on the fascia sign. The fascia sign itself measures approximately 850mm in height, and the pilaster below the proposed antenna measures approximately 500mm: the antenna would therefore not appear overly dominant in its context.

The antenna and associated cable would be located to the north eastern end of the fascia, and painted to match the colour of the existing building façade: this is supported, as it would minimise the visual impact of the proposals. The cable would run into the basement and attach to a small wall mounted microcell unit (see below).

As the antenna is of limited size, and would be painted to match colour of the existing building, it is considered that the proposal would not have an unacceptable impact on the character and appearance of the Listed Building and wider conservation area.

Proposed microcell unit

There are no architectural or historic features of note within the basement. It is therefore considered that the proposal to install a microcell unit in the basement would not harm the special interest of the listed building.

Conclusion

The proposal would not cause harm to the character and appearance of the Listed Building and the Charlotte Street Conservation Area.

Recommend approval.

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