

Delegated Report	Analysis sheet	Expiry Date:	10/08/2010
	N/A / attached	Consultation Expiry Date:	4.8.10

Officer	Application Number(s)
Charles Thuaire	2010/3111/P

Application Address	Drawing Numbers
New Penderel House 283 - 288 High Holborn London WC1V 7HP	See decision notice

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature

Proposal(s)
Replacement of two existing telecommunications antennae with new ones on top of roof

Recommendation(s):	Grant permission
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Application Type:	Full Planning Permission
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Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	26	No. of responses	03	No. of objections	00
			No. electronic	00		

Summary of consultation responses:	1 letter of no comment; 2 comments requesting elevation of rear wall facing their flats to understand changes involved; protection to their roof to prevent damage, restriction on hours of working to prevent disturbance <i>(officer note- email has been sent to clarify changes and issues involved)</i>
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CAAC/Local groups* comments: <small>*Please Specify</small>	-
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Site Description

Large 9 storey office block on south side of High Holborn, with an array of telecom equipment on roof; not in a conservation area.

Relevant History

None relevant

Relevant policies

Replacement Unitary Development Plan 2006

SD6 - Amenity for occupiers & neighbours

B1 - General design principles

B3 - Alterations and additions

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

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

DP26 - Managing the impact of development on occupiers and neighbours

Assessment

Proposal is to allow Vodafone to share the masts with O2 as part of a new joint site-sharing exercise and due to the need to provide enhanced 3G mobile phone coverage for Vodafone in the locality. The building's roof has various antennae on all sides, in particular 3 prominent poles at front and rear comprising antennae for O2 and H3G. The 2 O2 antennae will be replaced by new ones, with 2 for Vodafone and 2 for O2, so that each pole will be now accommodating antennae in a different configuration for both companies. In addition, new equipment will be provided in the plant room for Vodafone. The scheme is not permitted development under Part 24 of the GPDO as it will involve 3 antennae systems on one building.

The materials, design, number and height of the existing antennae and poles will not change and there will be no discernible difference between the new and proposed rooftop equipment. Thus there will be no impact on the appearance of the building or character of the streetscene. There will be no impact on residential amenity due to intensification of this equipment. No permission is required for the ancillary equipment within the building itself

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