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| Delegated Report | | Analysis sheet | | Expiry Date: | 08/12/09 |
| | | N/A | | Cons. Expire: | 27/11/09 |
| Officer | | | Application Number(s) | | |
| Angela Ryan | | | 2009/5044/P | | |
| Application Address | | | Drawing Numbers | | |
| Site comprising 360-376 Euston Road 1-56 Osnaburgh Street & 23-43 Longford St (including Jellicoe House Marlborough House Regency House Follett House Strode House Goodyear House & rear of 28-30 Osnaburgh St) London NW1 3BL | | | DP1-site location plan; RP1-showing properties affected; Pre-development survey dated January 2007; Completion Survey dated August 2009; Schedule of remediation works undertaken; comparison of pre and post construction survey, letters explaining further mitigation dated 1 st and 4 th December 2009. | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
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| Proposal(s) | | | | | |
| Surveys of local terrestrial television reception and details of mitigation measures pursuant to Condition 28 of permission dated 8/6/06 (2004/1700/P) for the demolition of existing buildings and erection of a part 8, part 9, part 20 storey residential building comprising 60 private residential units and 91 affordable units. | | | | | |
| Recommendation(s): | | Grant permission | | | |
| Code: | | AOD | | | |

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|--|---|-----------|------------------|----------|-------------------|----------|
| Conditions or Reasons for Refusal: | N/A | | | | | |
| Reasons for Conditions: | N/A | | | | | |
| Informatives: | You are reminded of the need to comply with all the ongoing requirements of the controlling conditions of the outline permission (Ref: 2006/1700/P) and the requirements in the accompanying S106 Legal Agreement, and where relevant the recommendations of the various reports which have been approved pursuant to conditions. | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 20 | No. of responses | 0 | No. of objections | 0 |
| Summary of consultation responses: | <u>Camden Town District Housing (Housing management):</u> <u>Renewals- Electrical Services Manager:</u> | | | | | |
| CAAC/Local groups* comments: *Please Specify | N/A | | | | | |

Site Description

The site is construction site and is currently being built to a 2006 planning permission comprising 3 buildings a part 8, part 9 and part 20 storey residential building, and part 9 and 10 storey buildings for mixed-use (office, retail, professional services, food and drink/community and non-residential institution). The site is bounded by contemporary office buildings, which are part of the Triton Square office development to the east. The Grade II listed White House Hotel and grade II* listed Holy Trinity Church are situated on the opposite side of Osnaburgh Street to the west. Beyond these buildings are Regency and Georgian terraces fronting onto Albany St, which are within the Regents Park Conservation Area. Regents Park is sited further to the west beyond Albany Street.

The site is bounded to the north by the Regents Park Housing Estate, a combination of maisonettes, deck access and point blocks. The estate is identified as an area of significant urban deprivation and a Neighbourhood Renewal Area. The site is bounded to the south by the Euston Road, and Georgian terraced streets and squares of Bloomsbury Conservation Area.

Relevant History

On 8th June 2006 planning permission was granted subject to a S106 agreement for Demolition of existing buildings and erection of a part 8, part 9, part 20 storey residential building comprising 60 private residential units and 91 affordable units. And 9 and 10 storey buildings (plus roof-top plant) comprising 49,500 sqm of office (Class B1) floorspace with 982 sqm of retail/professional services/food & drink/community non-residential institution (Class A1/A2/A3/D1) uses at ground floor level all plus basement and sub-basement levels, ground floor theatre / community facility (Class D1), associated access points including in/out roadway, parking, servicing, open areas and landscaping. (Ref: 2004/1700/P).

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

SD6- Amenity for occupiers and neighbours

Assessment

The application seeks to discharge condition 28 attached to the 2004 permission (ref: 2004/1700/P). Condition 28 requires the Developer to undertake a survey prior to construction and on completion of the development to assess the impact of the development on terrestrial TV reception. The surveys along with details of necessary mitigation measures need to be approved by the Council prior to occupation of the development. Mitigation measures are required to be implemented within 2 months of occupation.

Both the pre and post construction surveys were carried out in the same geographical area in order that results could be compared. Measurements were taken from 6 points (A to E) from the development site and due north beyond Mansfield Road in Gospel Oak. In the pre-survey it was concluded that the quality of TV reception in the area could be expected to be acceptable to good. Evidence in the post construction survey shows that TV signals in the surveyed area have been affected as a consequence of the development, particularly those in the shadow areas immediately north of the development, and could be affected as far as Prince Albert Road, near Primrose Hill, although poor reception as far out as Primrose Hill cannot be attributed solely to the development.

The problems reported and identified range from loss of satellite signals, and loss of TV signals and ghosting. Mitigation involved includes reconnecting satellite dishes, realigning or replacing satellite dishes and providing new aerials on adjacent unaffected buildings. The applicant has submitted a list of all properties affected and the remedial measures taken to rectify the problems.

Although the report stipulates that properties in Primrose Hill might be affected, this would only relate to a loss in the signal strength affecting the ability to receive a clear picture. The largest drops in signal strength were at the properties within close proximity to the development. Primrose Hill is far enough away from the development that any drop in signal strength would be marginal and would not affect TV reception to a great extent. Poor quality in picture strength could be attributed to the receiving equipment owned by individuals. The buildings have been up for 18 months and not complaints or faults have been reported from occupiers in properties in Primrose Hill and therefore mitigation can only be applied when a complaint is received, investigated and upheld.

The problem of signal interference identified in relation to properties in Coliseum Terrace, where initially thought to be due to the development's tower cranes. However, when Camden's TV Reception Contractors investigated the issue it was concluded that the communal wiring was below standard, and it was agreed that a further inspection be undertaken when the tower cranes were removed. No further problems have been reported however an inspection and the results of this inspection is imminent. If the result shows that the development is causing problems then the Developer is proposing to relocate the communal aerial and if necessary boost the signal strength from the aerial. This mitigation measure was found to be successful on other buildings.

The buildings in their final form have been in place now for approximately 18 months, and it is considered that a majority of all interference attributable to the development have now been reported and mitigation successfully undertaken. Notwithstanding the above the applicant has stated that dialogue with Camden's Housing Officers will be maintained until March 2010. Should further problems arise after that date which can be attributed to the development then further mitigation measures will be undertaken (see applicant's letter dated 1 December 2009).

Given the above it is considered that condition 28 attached to planning permission (Ref: 2004/1700/P) is now discharged.

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