

<b>Delegated Report</b> <b>Members Briefing</b>		Analysis sheet		Expiry Date:		11/10/2006	
		N/A / attached		Consultation Expiry Date:		15/09/2006	
Officer				Application Number(s)			
Gareth Wilson				2006/3579/P			
Application Address				Drawing Numbers			
170 Drury Lane London WC2B 5QA				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
<b>Proposal(s)</b> Installation of 1x90cm diameter and 1x60cm diameter satellite dishes and aerial on the roof of third floor in connection with retail premises at ground floor level.							
Recommendation(s):		Full Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
<b>Consultations</b>							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notice: No responses					
CAAC/Local groups* comments: *Please Specify		Covent Garden Community Association: No objection  Covent Garden CAAC: Objects to the external cable route, but not the dishes themselves on the basis that they are not visible behind the parapet.					

### Site Description

A 20<sup>th</sup> century building consisting of a four storey plinth with tower above. The building is of no architectural merit. The building is occupied by a variety of uses, including theatre, restaurant, nightclub, and a bookies. The site falls within the Seven Dials Conservation Area.

### Relevant History

N/a

### 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.

B3 Alterations and extensions

B5 Telecommunications

B7 Conservation Areas

SPG 2002 3.7 Telecommunications

### Assessment

It is proposed to install a 1x90cm diameter and 1x60cm diameter satellite dishes and aerial on the roof of third floor in connection with retail premises at ground floor level.

Conservation area guidance stipulates that dishes should not be located in a prominent position, and should be of the smallest possible size and be out of sight at roof level.

A parapet wall surrounds the roof on all sides. The proposed location effectively obscures the dishes from views along Drury Lane. Given this it is considered by officers to be very unlikely that the dish would be visible from Drury Lane or other areas of the public realm. This is acceptable.

The cabling routing is objected to by the CAAC, however the proposed location in the a corner reduces the prominence to passers-by. Given that the building itself is of little architectural merit it is considered that if the colour of the cabling and fixings were conditioned to match the cladding of the building then the exterior cable routing would be acceptable with little perceivable impacts on the building or the C.A.

As such is its considered the overall proposal would have little perceivable impact on the character of the building, and consequently little perceived impact on the conservation area and inline with guidance notes and policy. Application recommended for approval.