

Delegated Report		Analysis sheet	Expiry Date:	08/05/2014
		N/A / attached	Consultation Expiry Date:	24/04/2014
Officer			Application Number(s)	
Carlos Martin			1. 2014/1879/P 2. 2013/7882/L	
Application Address			Drawing Numbers	
The Rising Sun 46 Tottenham Court Road London W1T 2ED			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
1. The installation of 2 x face mounted antennas. 2. The installation of 2 x face mounted antennas, an internal radio equipment cabinet and development works ancillary thereto.				
Recommendation(s):		1. Refuse planning permission 2. Refuse listed building consent		
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:	<p>2x press notices published from 03/04/2014 to 24/04/2014. 2x site notices displayed from 03/04/2014 to 24/04/2014.</p> <p>No response.</p>					
CAAC/Local groups* comments: *Please Specify	<p>Charlotte CAAC: Objects.</p> <p><i>No antennas should be face mounted to buildings within the conservation area, especially if they are listed as positive contributors.</i></p>					

Site Description

The Rising Sun is a grade II listed public house dating from 1896 in an elaborate Art Nouveau Gothic style, stucco with a later brick extension on the Windmill Street elevation. It comprises 4 storeys and basement, 1 bay on Tottenham Court Road with 3-bay return and 1-bay extension to Windmill Street. Located within the Charlotte Street Conservation Area.

Relevant History

Several alterations have been approved in the recent past such as alterations to the front elevation, including the installation of a disabled access ramp to the Windmill Street entrance, application of a brass transom strip to ground floor windows and the display of an internally illuminated projecting sign.

More recently an application (ref 2007/1105/P) for the provision of an awning affixed to the Tottenham Court Road elevation was refused.

Relevant policies

NPPF 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010

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

Camden Planning Guidance

CPG 1 2013 (Design)

CPG 6 2011 (Amenity)

Charlotte Street conservation area appraisal and management strategy 2008

Assessment

Proposals

Planning permission and listed building consent are sought for the installation of 2 face mounted antennas, an internal radio equipment cabinet and development works ancillary thereto.

The proposed antennas would provide coverage to the area surrounding the site, which currently does not have 4G network coverage according to the applicants. The antennas are proposed to be face mounted onto the north-eastern and south-eastern elevations of the building at second floor level. They would be 0.6m high, attached flush to the building and painted to match the elevations.

The proposed single radio equipment cabinet would contain the electronic communications equipment and power required to operate the base station. This is proposed to be located within the basement of the building.

Lastly, feeder cable routes from the basement equipment cabinet to the antennas are proposed utilising existing feeder cable routes.

Assessment

The site Grade II listed decorative public house located on a prominent corner. The proposed antennas on the street elevations are inappropriately positioned. The building's upper floors comprise detailed plaster relief work, which relies on the high relief decorative elements being off-set against areas of plain plasterwork. Accretions such as telecommunications equipment, cabling and conducting, even when small in size and painted to match, have a detrimental impact on the appearance and character of the elevations. Their projections will create shadow which detracts from the plain plaster areas.

Any necessary equipment should be mounted at roof level behind the parapet, or another, more appropriate site found. However, it the applicants argue that the antennas would not serve their purpose in another location.

The internal alterations are not considered to be harmful as they are within areas of lesser interest, but this does not overcome the harm to the elevations.

Given the above, it is considered that the proposal is unacceptable; it would detract from the decorative features of the elevations, and from the appearance of the building as a whole, resulting in visual clutter. The proposal is therefore considered to be detrimental to the special architectural and historic interest of the building and the character and appearance of this part of the Charlotte Street conservation area, contrary to policies CS14, DP24 and DP25, and as such is recommended for refusal.