

| | | | | | | | |
|--------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------|-----------|----------------------------------|-----------|-------------------------------------|-----------|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 23/05/2014 | |
| | | N/A / attached | | Consultation Expiry Date: | | | |
| Officer | | | | Application Number(s) | | | |
| Fergus Freaney | | | | 2014/2548/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 120 High Holborn London EC1N 6RY | | | | See decision notice | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Installation of telecommunications microcell antenna. | | | | | | | |
| Recommendation(s): | | Prior Approval Required – Approval Given | | | | | |
| Application Type: | | GPDO Prior Approval Determination | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 12 | No. of responses | 00 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | Site notice: 16/04/2014 – 07/05/2014 Press notice: 17/04/2014 – 08/05/2014 No comments received. | | | | | |
| CAAC/Local groups* comments: *Please Specify | | Kingsway CAAC – No comments received. | | | | | |

Site Description

The site is located on the north side of High Holborn at a major junction with Holborn Viaduct. The site comprises a large multi-storey office building, it is not listed, but is within the Kingsway Conservation Area.

Relevant History

0375AB: Change of use to computer/information compilation and redistribution to clients via private data lines. GRANTED 28/08/1987

8400070: Change of use of the mezzanine floor for demonstration customer support and after sales service of computer software together with showroom and training facilities ancillary storage and office functions. GRANTED 06/03/1984

8702046: Change of use from ancillary office retail to a B1 Business Use. GRANTED 24/09/1987

2013/8256/P: Change of use from office use (Class B1) at part ground and first floor levels to leisure/fitness use (Class D2). GRANTED 13/03/2014

Relevant policies

LDF Core Strategy and Development Policies

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)

DP25 (Conserving Camden's heritage)

DP26 (Managing the Impact of Development on Occupiers and Neighbours)

Camden Planning Guidance

Bloomsbury Conservation Area Statement

London Plan 2011

NPPF 2012

Assessment

Proposal:

Permission is sought for the installation of a telecommunication microcell antenna on the south façade of the building at approx. first floor level above existing units.

Assessment:

The proposed unit would measure approx. 29cm in height x 23cm in width x 9cm in depth. It would be grey in colour positioned approx. 5m from the ground on the south façade of the building, close to the junction with Leather Lane and High Holborn.

The proposed unit is so modest in size that it would not be overly visible on the façade of what is a very large building. The colour and positioning adjacent to existing smallscale equipment would also help to blend it in.

The unit does not harm the character or appearance of the host building or the wider conservation.

Recommendation: Prior Approval Given.