

2014/4130/P & 2014/4281/P
236 Shaftesbury Avenue (Bloomsbury Tavern)



2014/4130/P & 2014/4281/L

236 Shaftesbury Avenue (Bloomsbury Tavern) Site photos



Delegated Report		Analysis sheet		Expiry Date:		21/10/2014	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		02/10/2014	
Officer				Application Number(s)			
Karen Scarisbrick				1. 2014/4130/P 2. 2014/4281/L			
Application Address				Drawing Numbers			
Bloomsbury Tavern PH 236 Shaftesbury Avenue London WC2H 8EG				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of 2 x microcells to elevations facing West Central Street & Shaftesbury Avenue, 1 x GPS antenna on West Central Street elevation, an equipment rack at basement level and associated works.							
Recommendation(s):		1. Granted planning permission 2. Grant listed building consent					
Application Type:		1. Full planning permission 2. Listed building consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		Site notice – 05/09/2014 – 26/09/2014. Press notice 11/09/2014 – 02/10/2014 No representations were received at the time of report preparation.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Covent Garden Community Association: While the CGCA appreciates the need for improved network capacity and coverage in the area, we object to the use of a listed building as the location for the equipment, particularly as the equipment will be visible externally. The applicant should choose another building that is not listed and that does not contribute so prominently to the character of the conservation area.					

Site Description

236 Shaftesbury Avenue (The Bloomsbury Tavern public house) is a four storey (plus cellar) grade II listed building. It is positioned on the corner of Shaftesbury Avenue and West Central Street, within the Bloomsbury Conservation Area.

Relevant History

2013/3643/P **Refused** on 26/07/2013 for the installation of retractable timber framed canvas awning on Shaftesbury Avenue elevation to public house. The reason for refusal was as follows:

The proposed awning and housing would constitute an incongruous addition which would harm the appearance of the pub frontage and thus harm the special interest of the listed building contrary to policies CS14 (Promoting high quality design and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP30 ((Shopfronts) of the London Borough of Camden Local Development Framework Development Policies.

Relevant policies

NPPF 2012

London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy:

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance

CPG1 (Design)

CPG6 (Amenity)

Bloomsbury Conservation Area Appraisal and Management Strategy April 2011

Assessment

1. Proposal

1.1 Permission is sought for the following:

- 2no. face mounted microcell antennas approximately 9.1m (to top) above ground level, painted to match the face of the building. One to face West Central Street; the other Shaftesbury Avenue. The antennas would measure 50cm x 10cm x 4cm.
- 1no. GPS antenna mounted on the West Central Street frontage measuring approx. 30cm x 10cm x 4cm.
- 1no. equipment rack measuring 600mm x 490mm x 1350mm and mounted to a wall within the existing basement.

The requirement of this equipment is to provide 4G coverage to the immediate surrounding area.

2. Assessment

2.1 The principle considerations material to the determination of this application are design and visual impact upon the listed building and surrounding Bloomsbury conservation area and amenity.

3. Design and visual impact upon the listed building and conservation area

3.1 The microcell and GPS antenna are of a relatively small scale in comparison to the existing 4 storey building and as they would be painted to match the colour of the existing building, would not appear incongruous.

3.2 The height of the antenna at approx. 9.1m would also further contribute to the antennas acceptable appearance and would ensure that the works would not appear over prominent on the building.

3.2 The works are of a reversible nature and on balance are considered to be acceptable, not causing any significant harm to either the character of the listed building nor the surrounding Bloomsbury conservation area.

3.3 There is no objection to the internal alterations involving a caged equipment rack being fixed to a wall at basement level and it is noted that there is no objection to the development from conservation officers.

4. Amenity

4.1 The proposed works would not result in any loss of daylight, sunlight, or outlook to surrounding properties.

4.2 Although health issues can be a material consideration in determining applications, guidance within the NPPF on telecommunications states that 'local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets the International Commission guidelines for public exposure.'

4.3 In this case sufficient information has been submitted to justify the antenna and information has been submitted to demonstrate that the antenna will comply with ICNIRP standards on radiation levels.

5. Recommendation

5.1 Grant planning permission and listed building consent.

DISCLAIMER: Decision route to be decided by nominated members on Monday 20 October 2014. For further information please click [here](#)

Ms Jenny Bye
Waldon Telecom Ltd
Phoenix House
Pyrford Road
West Byfleet
Surrey
KT14 6RA

Application Ref: **2014/4130/P**
Please ask for: **Karen Scarisbrick**
Telephone: 020 7974 **6519**

9 October 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Bloomsbury Tavern PH
236 Shaftesbury Avenue
London
WC2H 8EG**

DECISION

Proposal:

Installation of 2 x microcells to elevations facing West Central Street & Shaftesbury Avenue, 1 x GPS antenna on West Central Street elevation, an equipment rack at basement level and associated works.

Drawing Nos: UKBB/CAM2005/A3/GAWT-01 Rev B, UKBB/CAM2005/A3/GAWT-02 Rev B, UKBB/CAM2005/A3/GAWT-03 Rev B, UKBB/CAM2005/A3/GAWT-04 Rev B.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
UKBB/CAM2005/A3/GAWT-01 Rev B, UKBB/CAM2005/A3/GAWT-02 Rev B,
UKBB/CAM2005/A3/GAWT-03 Rev B, UKBB/CAM2005/A3/GAWT-04Rev B.

Reason:
For the avoidance of doubt and in the interest of proper planning.

- 4 The apparatus hereby approved shall be removed from the building as soon as reasonably practicable when no longer required.

Reason: In order to minimize the impact on the appearance of the building and local environment in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION

Waldon Telecom Ltd
Phoenix House
Pyrford Road
West Byfleet
Surrey
KT14 6RA

Application Ref: **2014/4281/L**
Please ask for: **Karen Scarisbrick**
Telephone: 020 7974 **6519**

9 October 2014

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Bloomsbury Tavern PH
236 Shaftesbury Avenue
London
WC2H 8EG

DECISION

Proposal:

Alterations in connection with the installation of 2 x microcells to elevations facing West Central Street & Shaftesbury Avenue, 1 x GPS antenna on West Central Street elevation, an equipment rack at basement level and associated works.

Drawing Nos: UKBB/CAM2005/A3/GAWT-01 Rev B, UKBB/CAM2005/A3/GAWT-02 Rev B, UKBB/CAM2005/A3/GAWT-03 Rev B, UKBB/CAM2005/A3/GAWT-04 Rev B.

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



- 2 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The colour of the proposed microwave antenna shall match as closely as possible the background, or the part of the building to which it is attached. The supporting mount shall be designed to be as unobtrusive as possible, and should be painted the same colour as the antenna.

Reason: In order to minimize the impact on the appearance of the building and local environment in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment