

Delegated Report		Analysis sheet	Expiry Date:	21/10/2014
		N/A / attached	Consultation Expiry Date:	16/10/2014
Officer			Application Number(s)	
Jonathan McClue			2014/5878/P	
Application Address			Drawing Numbers	
Holborn Hall 100 Gray's Inn Road London WC1X 8AU			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Fourth generation telecommunications equipment upgrade.				
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	25	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	None					
CAAC/Local groups* comments: *Please Specify	None					

Site Description

The application site is located on the junction of Clerkenwell Road and Gray's Inn Road and comprises a prominent eight storey modern building that is occupied by a mix of retail units on the ground floor with office accommodation above. The site is located within the Hatton Garden Conservation Area and the building considered to have a neutral contribution (the building is not mentioned within the Hatton Garden Conservation Area Statement).

The works would take place on an established telecommunication installation at the top of the building.

Relevant History

02 November 1995 (9501604)

No objections were raised to a prior approval for the installation of three roof-top antennae and two microwave dishes and an equipment cabin for Vodafone telecom provider.

17 July 1997 (PS9804319)

Planning permission was granted for the installation of 4 no. air conditioning condenser units each measuring 900mm by 450mm by 600mm in size on the 2nd floor rear flat roof to service 3rd floor.

14 January 1999 (PS9805248)

No objections were raised to a prior approval for the installation of aerials and equipment cabin for Mercury Personal Communications.

16 March 2006 (2006/0084/P)

Installation and retention of plant on roof of existing office building including 23 no. condenser units, 3 no. air handling units and associated ductwork.

01 September 2006 (2006/2925/P)

Planning permission was refused for the installation of radio base station to include 6 antennas, 6 cabinets and ancillary equipment on the roof of the existing office building (Class B1). The location of the proposed antennas on the northwest and southwest elevation of the building would, by virtue of their siting and design in the prominent location result in additional clutter on the roof of the building, detrimental to the character and appearance of the building and the Hatton Garden Conservation Area.

09 February 2007 (2006/5530/P)

Planning permission was granted for the installation of radio base station to include 6 antennas, 6 cabinets and ancillary equipment on the roof of the existing office building (Class B1). The scheme addressed the reasons for approval of the above application.

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 2013

Hatton Garden Conservation Area Statement

London Plan 2011

NPPF 2012

Assessment

Proposal

Confirmation is sought for whether a proposal for an upgrade in telecommunications equipment would require prior approval under Part 24 of Schedule 2 of the GPDO. The proposal is to upgrade an established telecommunication installation to facilitate 4G coverage. An existing Global System for Mobile Communications (GSM) antenna would be replaced and new Remote Radio Head's (RRH's) and BOB's would be installed onto a new free standing frame on the upper roof. Replacement cables would be provided.

Character and appearance of the building and the Hatton Garden Conservation Area

The proposed equipment would include a replacement antenna that would be similar in size and appearance to the one it would replace. The other ancillary equipment proposed would not be visually prominent and would be screened by existing telecommunications equipment on the roof.

Given the nature and scale of the proposal, its location within similar telecommunications equipment and its limited view from within the conservation area due to its location on top of the roof, it is considered that the proposed development would not materially harm the appearance of the host building or the Hatton Garden Conservation Area.

Recommendation

It is recommended that prior approval is required and granted due to the limited harm that would result to the visual amenity of the building and locality.