

Delegated Report		Analysis sheet	Expiry Date:	14/11/2014
		N/A / attached	Consultation Expiry Date:	16/10/2014
Officer			Application Number(s)	
Jonathan McClue			2014/5430/P	
Application Address			Drawing Numbers	
98 Southampton Row London WC1B 4BH			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of 6 antennae with 9 antennae on 2 existing support poles and 1 new pole with standoff brackets and installation of 9 ancillary remote units plus associated works				
Recommendation(s):		Grant Permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	93	No. of responses	01	No. of objections	00
			No. electronic	01		
Summary of consultation responses:	<p>Advertised in Ham & High on 25/09/2014. Site Notice displayed from 24/09/2014.</p> <p><i>Occupier at 7 Bristol House Comment:</i></p> <p>As this is a conservation area the support poles and antennas should not be too tall or near the front edge of the building.</p> <p>Officer Comment: The poles and antenna have the same setback and height as the existing structures.</p>					
CAAC/Local groups* comments: *Please Specify	Bloomsbury CAAC consulted on 22/09/2014 but no response received.					

Site Description

This application relates to a 7 storey hotel (Bonnington Hotel) building which has existing telecommunications equipment on the roof. The building is located within the Bloomsbury Conservation Area and is considered to be a positive contributor in the Bloomsbury Conservation Area Appraisal and Management Strategy, which states that “the recently restored Bonnington Hotel is a notable example of an Edwardian hotel building”.

Relevant History

None relevant.

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)

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

London Plan 2011

NPPF

Assessment

Proposal

Planning permission is sought for the upgrading of an existing base station on the roof of the building. The proposal includes the replacement of 6 antennas with 9 dual-user antennas which would take place on two existing support poles and a new replacement support pole; 9 ancillary remote radio units and new equipment cabinets within an existing rooftop equipment cabinet. The main issue to assess here is whether the proposal would harm the appearance of the building or the character and appearance of the Bloomsbury Conservation Area.

Character and appearance of the building and the Bloomsbury Conservation Area

The existing telecommunications equipment is set well back from the parapet of this tall and handsome building and is not visible from within the street nor is it visually prominent within the Conservation Area. The additional antennas would not materially increase the size of the existing aerials and the replacement pole would match the height of the existing pole to the southeast. The cabinets are very small and discreetly located. On this basis, it is considered that the proposal would not result in a significant level of harm to the host building and due to it not being visible within the Conservation Area, it would preserve its character and appearance.

Residential Amenity

The proposal would not be visible from any of the adjoining residential uses and would be sufficiently setback from any others to result in no further harm than the existing equipment.

