

Delegated Report		Analysis sheet		Expiry Date:		18/11/2014	
		N/A		Consultation Expiry Date:		23/10/2014	
Officer				Application Number(s)			
Sam Watts				2014/5383/P			
Application Address				Drawing Numbers			
85 Gower Street London WC1E 6HJ				See decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of 1 no. microcell antenna							
Recommendation(s):		Refuse planning permission. 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	07	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press Notice displayed from 02/10/2014 – 23/10/2014 Site Notice displayed from 01/10/2014 – 22/10/2014 No responses received.					
CAAC/Local groups* comments: *Please Specify		No response received from Bloomsbury CAAC.					

Site Description

The site consists of a three storey end of terrace building located on the west side of Gower Street. The site is located in the Bloomsbury Conservation Area, and is grade II listed.

Relevant History

None.

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 neighbour

Camden Planning Guidance:

CPG1 – Design (2013)

CPG6 – Amenity (2011)

National Planning Policy Framework (2012)

London Plan (2011)

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

Assessment

1.0 Proposal:

1.1 The proposal consists of an additional micro antenna on the building's fascia just above the ground floor entrance, a 3g feeder cable across the brickwork of the side elevation and two floor mounted flexi modules and communications wall board proposed in the under pavement fault.

2.0 Design:

2.1 There are already a number of communications boxes attached to the front elevation of this listed building and the current accumulation of unsightly and inappropriate boxes harms the significant frontage of this historic listed grade II terrace house. This proposal seeks to add to the clutter which would only cause further harm to the character and appearance of this listed building.

2.2 It is therefore considered that the proposed communications installation, by reason of the negative visual harm to the significance and architectural integrity of the listed building, and the potential damage to the historic fabric of the front elevation would be detrimental to the character and appearance of the Grade II listed building and is therefore contrary to DP24 and 25, guidance in CPG1 and the Bloomsbury Conservation Area Appraisal and Management Strategy.

3.0 Amenity:

3.1 The proposed communications equipment would not have any detrimental impact on any neighbouring properties in regards to noise, loss of privacy, overshadowing or overbearing impact. The proposal is therefore seen to be in compliance with DP26 and guidance in CPG6.

4.0 Recommendation: Refuse on design grounds.