

Delegated Report		Analysis sheet		Expiry Date:		03/11/2014	
		N/A / attached		Consultation Expiry Date:		16/11/2014	
Officer				Application Number(s)			
Nanayaa Ampoma				2014/5398/P and 2014/5559/L			
Application Address				Drawing Numbers			
London School of Hygiene & Tropical Medicine Keppel Street London WC1E 7HT				See Draft Decision Notices			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>2014/5398/P: Installation of telecommunications equipment cabinet and platform, replacement antennas and additional Mast Head Amplifiers (MHAs) at rooftop level. - Recommendation approval</p> <p>2014/5559/L: Installation of telecomms equipment cabinet and platform, replacement antennas and additional Mast Head Amplifiers (MHAs) at rooftop level. - Recommendation approval</p>							
Recommendation(s):		Grant Planning Permission Grant Listed Building Consent					
Application Type:		Full Planning Permission Listed Building Consent					
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:		<p>The application was advertised by means of a Site and Press Notice which was displayed at the site for over 21 days between 24th September to 15th October.</p> <p>Adjoining neighbours were also notified. No response has been received.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		The application site is within the Bloomsbury Conservation Area. No comments have been received from CAAC or other local groups.					

Site Description

The application site relates to a large commercial building built over six floors. The site is located to the northern side of Keppel Street between the junctions with Gower Street and Malet Street. The property is a Grade II Listed building, used as the London School of Hygiene & Tropical Medicine. The current proposal relates to works at roof level. At present the roof accommodates a variety of plant and telecommunication equipment.

The application site falls within the Bloomsbury Conservation Area.

Relevant History

LS9704516R1: New rooftop cooling plant, sized at 4m x 2m x 1.8m high with steel decking, handrails, steps and associated plant, with purpose built brick enclosure for plant room; as shown on drawing numbers 2340/M/300-304, 2340/001, 002, 97076/01-4 AND V1526/01B. – **Grant 15/8/1997**

2004/1570/P & 2004/1572/L

2013/2059/L: Installation of 3 antennas replacing existing antennas and the installation of 1 new equipment cabinet at roof level (Class D1). – **Grant, 11/6/2013**

2013/1687/P: Installation of 3 antennas replacing existing antennas and the installation of 1 new equipment cabinet at roof level (Class D1). – **Granted MB 11/6/2014**

2014/2988/L: Installation of 3 antennas replacing existing at roof level and 1 internal cabinet. – **Grant 3/7/2014**

2014/2906/P: Installation of 3 antennas replacing existing and 1 metal brace at roof level. – **Granted 03/07/2014**

Relevant policies

The National Planning Policy Framework (2012)

The London Plan (2011)

LDF Core Strategy and Development Policies (2010)

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

Supplementary Planning Guidance

CPG 6 Amenity (2011)

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

Fitzrovia Area Action Plan (2014)

Assessment

Proposal

The site currently hosts various pieces of building services equipment at roof level in association with the use of the building together with other telecommunications equipment. The proposal is to upgrade the existing rooftop telecommunications equipment by adding an additional SAMO equipment cabinet attached to new chequer plate. The proposed telecoms equipment would sit in the middle of the sixth floor of the building.

The main areas of concern relate to Amenity, Design and Impact on Conservation Area and Listed Building.

Design and Impact on Listed Building

Policies CS14 of the Core Strategy and DP24 of the Development Policies states that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standard in terms of the character, sitting, context, form and scale to the existing building and the general area. Policy CS5 (Core Strategy) states that the Council will only give permission to developments if they preserve or enhance the character and appearance of the area.

Although the property is Grade II listed there are already communications equipment at roof level and given the design of the property and the position of the proposed cabinet it would not be possible to view it at street level. Therefore the proposed cabinet would not affect the setting of the listed building or the conservation area.

Amenity

Policies CS5 (Core Strategy) and DP26 (Development Policies) state that the council will protect the quality of life of existing and future occupiers and neighbours by only granting permission for those developments that would not have a harmful effect on amenity. Such issues include visual privacy, overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels. These concerns are further discussed in CPG 6 which provides guidance on amenity.

Given the position and the design of the proposed alterations It is not considered that the proposal would have a harmful impact on the amenity of neighbouring occupiers in terms of its siting and appearance and would therefore comply with the aims and objectives of Policy DP26.

In respect of health issues, in line with the precautionary approach laid out by the "Stewart Report", a Certificate has been submitted with the application which confirms that the proposal complies with ICNIRP guidelines. Although health considerations and public concern can, in principle, be material planning considerations, the NPPF makes it clear that "local authorities should not seek to determine health safeguards if the proposal meets International Commission guidelines for public exposure".

In this case, the ICNIRP Certificate submitted states that the proposal meets health standards. Therefore it is considered that there are any justifiable grounds to refuse the proposals on health issues.

Conclusion

The proposal is considered acceptable in terms of its siting, design and appearance and would be of a suitable scale and appropriate location as not to cause harm to the special interest of the listed building or harm the character and appearance of the conservation area. There would be no harm to neighbouring amenity and no further concerns are raised in respect of health issues.

Recommendation: The applications are recommended for approval.

