

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		01/12/2014	
		N/A		<b>Consultation Expiry Date:</b>		06/10/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Obote Hope				2014/5655/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
1-19 Torrington Place London WC1E 7HB				Refer to draft decision			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Replacement of 3 existing antennas with 3 x new antennas in the same locations.							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>05</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		No site or press notice were displayed. However, the application was re-advertised via a site and press notice that:  The press notice was displayed on 24/12/2014 expires 14/11/2014 and the site notice was displayed on 10/12/2014 expires on 31/12/2014					
<b>CAAC/Local groups comments:</b>		Bloomsbury CAACS were consulted on 08/12/2014 no comment received.					
<b>Site Description</b>							
The application site is a part 2, part 6 and part 11 storey large block on the corner of Torrington Place and Tottenham Court Road in the Bloomsbury Conservation Area (at the edge of the UCL' main Bloomsbury campus).							
The building is arranged over two basement levels, ground and ten upper floors on an 'L' shaped plan. This application relates to the University College of London (UCL) occupied part of the building. There is a mix of land uses in the surrounding area, with university and hospital buildings to the north and east, commercial uses to the south and mix of retail and commercial uses along Tottenham Court Road. The nearest residential dwellings are located at Woburn Mansions and Gordon House Mansions located at the corner of Huntley Street and Torrington Place.							
The site is within the Bloomsbury Conservation Area.							

## Relevant History

**2013/2981/P** - Installation of new air handling unit and ducting (following the removal of existing air handling equipment) and lighting equipment on first floor roof top of building (Class D1). **Granted** 24/07/2013.

**2012/4608/P** – Planning permission was granted on 03/12/2012 for the change of use from offices (Class B1a) to dual use as offices (Class B1a) and educational use (Class D1) for a temporary period of 10 years (excluding retail and other commercial units on Tottenham Court Road frontage).

**2009/4718/P** – Planning permission was granted on 24/12/2009 for the installation of a chiller unit and extension to an existing plant enclosure screen on the roof of the five storey building fronting Tottenham Court Road in mixed office (Class B1) and education (Class D1) use.

**9500064** – Planning permission was granted on 24/02/1995 for the alterations to ground floor front elevation including new fenestration entrance doors and ramp access.

## Relevant policies

### Local Development Framework (2010)

#### LDF Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage).

#### LDF 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) 2013

CPG6 (Amenity) 2013

### The London Plan (2011)

### The NPPF (2012)

## Assessment

### 1. Proposals

1.1 The applicants, EE Ltd, proposes the upgrade of apparatus at an existing mobile telecommunications radio base station to allow for improved operational effectiveness. This has meant the existing poles can be used to mount antennae and it is proposed the replacement of the 3 x EE 1800 antennas to the east, west and south elevations would be the same height, length and design of the existing antenna to be removed.

1.2 The key planning considerations associated with the proposals are:

- The design an impact of the 3 x telecommunication antennas on on the Bloomsbury Conservation Area;
- And if the proposed telecommunication system would be in accordance with in Respect of Permitted Development by Telecommunications Code Systems Operators Town and Country Planning General Permitted Development Order 1995 Schedule 2, part 24;
- Health and amenities.

### 2. Analysis

#### *Design*

2.1 The proposal would not have a visual impact on the character of conservation areas, the proposed telecommunication equipment are similar in size and design and the two antennas would measure 300mm x 400mm x 120mm and associated small scale ancillary development is also proposed.

2.2 The proposed is not for the replacement of equipment cabin, and the proposed antennas would be modest in scale and height and would be located on top of the roof of the 11 storey building, and as such, would not be intrusive features on the rooftop.

2.3 It is considered that the proposed equipment has been well designed to be far less prominent than other nearby installations and as it would be replacing existing antennae, would not add significantly to the existing visual clutter at roof level. The size of all components has been kept to the minimum required for the efficient operation of the site and the scale of telecoms apparatus on the roof would not be notably different from existing.

2.4. Technical information has also been provided to demonstrate the additional coverage that would be provided.

2.5 Furthermore, as the proposed antennae have met the following criteria below the proposed works are permitted;

- a ground based mast of up to and including 15 metres in height (Not applicable)
- a mast of up to and including 15 metres in height installed on a building or structure (Not applicable)
- an antennae (including any supporting structure) which exceeds the height of the building or structure (other than a mast) by 4 metres or more at the point of where it is installed or to be installed (Not Applicable)
- a public call box (Not Applicable)
- radio equipment housing with a volume of 2.5 cubic metres (the application is for the replacement of 3 x radio antenna, and as such, no new antenna is proposed)
- development ancillary to radio equipment housing (for example, fences or access roads) (N/A)

### **3.0 Amenity**

3.1 The proposed antennae do not result in any loss of daylight, sunlight or outlook to neighbouring residents. Although health issues can be material considerations in determining applications, guidance in 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 International Commission guidelines for public exposure. In this case the antennae will comply with ICNIRP standards on radiation levels, and it is therefore considered that it would be difficult to sustain a reason for refusal based on perception of risk to health from the equipment.

### **3. Recommendation:**

Grant planning consent