

9 September 2015

The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow rectangular background.

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Dear Sir/Madam

62-63 Tottenham Court Road and 1-7 Goodge Street, W1T 2EP
Application for Planning Permission

On behalf of the applicant, Goodge Street (Tottenham Court Road) LLP, we write to submit an application for planning permission at the above address for:

Provision of 2 domestic microwave antennas atop the lift overrun at roof level, consisting of 2 x 780mm diameter satellite dishes.

In support of this application, in addition to this statement please find enclosed the following:

- The completed application form with necessary certificates;
- A CIL additional information form;
- A site location plan;
- Approved elevations and roof plan from Appeal Ref: APP/X5210/A/14/2219830 (LPA Ref: 2014/0831/P)
- Proposed plan and elevations; and
- Satellite dish specification sheet.

Following submission of this application via the planning portal, an application fee cheque for £385 will be submitted separately by post.

Application Site

The site is currently undergoing redevelopment for residential use. Planning Permission was allowed on appeal on 12 September 2014 (Ref: APP/X5210/A/14/2219830, LPA Ref: 2014/0831/P) for the following development at the above named site:

Amendment to condition 2 (works to be carried out in accordance with the approved plans) of planning permission ref 2011/1821/P, decided on appeal refs APP/X5210/E/12/2177813, APP/X5210/A/12/2177819, dated 06/12/2012, for the erection of a five storey building plus basement at 5-7 Goodge Street and rebuilding to five storeys plus basement at 62-63 Tottenham Court Road and 1-3 Goodge Street (including mansard roof), following part/complete demolition of existing

buildings, all in association with the provision of retail space at ground floor level and 8 additional residential units (9 in total) to upper floors (Classes A1/C3], namely for changes to the height of the extract duct on the rear of 62 Tottenham Court Road, alterations to the roofline and plant screening, erection of a replacement front facade at 1-3 Goodge Street and alterations to windows.

This new application is now proposed in order to service the new residential dwellings that are currently under construction. The submitted drawings reflect the permitted works approved under the above consent.

It should be noted that the approved (Existing) drawings submitted with this application were approved under application 2014/7662/P which sought the discharge of Conditions 9 and 10 of application 2011/1821/P. These drawings reflect the changes permitted under the appeal decision as set out above and the permitted plant / acoustic screen arrangement.

Proposed Development

A total of 2 domestic satellite dishes are proposed to be erected on top of the lift overrun at roof level of the building. The satellite dishes will sit below the terminating level of the roof and the antennas will therefore only project slightly above the highest point of the approved building.

The antennas will comprise of:

- 2 x satellite dishes, each of 780mm diameter;

Further technical details of the proposed satellite dishes are set out within the specification sheet that forms part of this submission.

The two satellite dishes will be placed side by side on the top of the lift overrun between the two plant screens. This part of the roof will not be accessible to residents and will normally only be accessed for servicing purposes.

This location has been selected to ensure that the aerials are placed a significant distance away from all of the elevations of the buildings. The dishes will be further shielded from street level views by the acoustic enclosure located in the centre of the roof.

These dishes will provide a communal service to all of the residential units within the building. As such, there should be no requirement for individual units to mount additional antennas at a later date in order to receive relevant services.

Planning Considerations

Camden Development Policy DP24 states that the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider the character and proportions of the existing building, where alterations and extensions are proposed; and the appropriate location for building services equipment.

The proposed satellite dishes are proposed to be positioned on the lift overrun at roof level of the building within the enclosed area which will accommodate the building's approved plant equipment. This therefore significantly restricts potential views and also any impact upon wider views of the general built form. In longer

views, the dishes will be viewed within the built form of the building. The proposed satellites will not be seen from the street level – they will be shielded by the approved plant screening.

The dishes are not being attached to the highest point of the building. As such, they will not project as a standalone element within the sky and therefore will not materially intrude into either public or private views from either street level or the upper storeys or nearby buildings.

As such, the proposed dishes reflect the intention of policy DP24 to protect the appearance of the roof level of this building and are entirely appropriate in the location and form that have been proposed.

Conclusions

The proposed satellite dishes have been designed and located to be a discreet addition to the building. Equipment such as this is an extremely common element of any residential building. As such, the provision of these antennas will not result in the introduction of an alien or unusual element.

Views of the satellite dishes will be extremely limited, given both that they are set well in from all of the building's main elevations and that the approved acoustic screen surrounding the plant area will shield them further from view.

The satellite dishes are also within the permitted roof form. Therefore, they will not appear as a distinct element in views of the skyline locally but will instead be seen in the context of existing buildings both around them and in the background.

The material impact of the proposed satellite dishes upon the appearance of the area will therefore be extremely limited and will not harm views within the area.

I trust that everything is in order. Should you need to discuss this application further, please do not hesitate to contact me as set out at the head of this letter.

Yours faithfully

A handwritten signature in dark ink, appearing to read "Nigel Dexter", written in a cursive, slightly stylized script.

Nigel Dexter
Senior Planner