

Ms Rebecca Skerrett
Bilfinger GVA
Norfolk House
7 Norfolk Street
Manchester
Greater Manchester (Met County)
M2 1DW

Application Ref: **2015/5875/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

8 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Royal Academy of Dramatic Art
62 Gower Street
London
WC1E 6ED

Proposal: The installation of 3 x pole mounted antennas, installation of a cabinet measuring 600 x 600 x 1300 mm and associated ancillary works.

Drawing Nos: 100 Rev B, 201 Rev B, 202 Rev B, 301 Rev B, 302 Rev B, 303 Rev B, 304 Rev B, 401 Rev B, 402 Rev B, 403 Rev B and ICNIRP declaration reference CTIL TEF Ref 78359.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 100 Rev B, 201 Rev B, 202 Rev B, 301 Rev B, 302 Rev B, 303 Rev B, 304 Rev B, 401 Rev B, 402 Rev B, 403 Rev B and ICNIRP declaration reference CTIL TEF Ref 78359.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informatives:

- 1 Reasons for granting permission:

The proposed antennae are considered acceptable in this location. One antenna would be located at roof level towards the front elevation overlooking Gower Street and two antennae would be located towards the rear overlooking Malet Street. The antennae would not be noticeable in the immediate streetscene, but may be visible from longer views along Gower Street and Malet Street. Whilst the development may have some visual impact, this is considered negligible due to the location of the proposed development at high level. The proposal is therefore not considered harmful to the character and appearance of the host building, street scene or Bloomsbury Conservation Area.

The proposed equipment cabinet is also considered to be acceptable in terms of its visual impact given its low profile and set back from the rear elevation of the building. The proposal would not result in an unacceptable proliferation of antennas at roof level and their size and location would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, privacy or enclosure.

Although the application site is within the strategic view from Blackheath Point background area, due to the number, positioning and size of the antennae, and the fact that rooftop plant is a characteristic feature of the surrounding area, the development is not considered to cause harm to this strategic view.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 56 -66 of the National Planning Policy Framework.

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment