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Dear Sir/Madam

11-13 Goodge Street, London, W1T 2PG
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 domestic microwave antennas within the approved roof top plant enclosure, consisting of 2 x 780mm diameter satellite dishes, 1 x digital TV aerial, 1 x FM aerial and 1 x DAB aerial.

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;
- Proposed plans and elevations; and
- Technical specification sheets for each of the proposed aerials.

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 granted on the 13 February 2015 (LPA Ref: 2013/6456/P) for:

Erection of 1st to 4th floor levels above retained ground floor to form a 5 storey building following demolition of upper floors, including new mansard across 11-13 Goodge Street to provide 3 x 2bed flats and 1 x 3bed flat and erection of 3 storey rear extension at first to third floor. (APPLICATION A : SINGLE COLOUR BRICK)

This permission was subsequently amended through a non-material amendment application which allowed for limited alterations to the roof line of this permission (Ref: 2015/1799/P, dated 17 June 2015).

This new application is now proposed in order to service the approved residential dwellings that are currently under construction. It should be noted that the drawings submitted reflect those which were approved under ref: 2015/1799/P, albeit with the satellite dishes which form the current proposal now shown.

Proposed Development

2 domestic satellite dishes of 780mm diameter, plus 1 aerial to receive each of digital television, DAB and FM signals (5 aerials in total) will be placed within the approved plant enclosure 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.

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 within the approved plant area and behind the approved plant screens with the other aerials attached to the same mountings. 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 aerials are proposed to be positioned within the approved plant enclosure at the roof level of the building. This therefore significantly restricts potential views and also any impact upon wider views of the general built form. In glimpsed 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.

It should also be noted that a very similar layout of dishes was previously approved at 5-7 Goodge Street (Ref: 2015/5107/P, dated 24 November 2015). The current application is consistent with that nearby approval and, given the application site's position further into Goodge Street, it will be even less visible in long views than that which was considered acceptable at 5-7 Goodge Street previously.

Conclusions

The proposed aerials have been 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, or alternatively contact my colleague Harry Renton-Rose via hrrose@savills.com and 020 3320 8254.

Yours faithfully

A handwritten signature in black ink that reads "Savills". The signature is written in a cursive, flowing style.

Nigel Dexter
Associate