

Wilkinson Helsby  
The Ponderosa  
Scotland Lane  
Horsforth  
Leeds  
West Yorks  
LS18 5SF

Application Ref: **2016/2237/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

10 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Royal National Hotel**  
**50 Woburn Place**  
**London**  
**WC1H 0XF**

Proposal:  
Proposed rooftop telecommunications upgrade and associated works.

Drawing Nos: 100 V2, 200 V2, 300 V2, 201 V2, 301 V2, supplementary information document dated 14/04/2016, general background information document, ICNIRP Declaration dated 11/04/2016 and cover letter dated 14/04/2016.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 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 V2, 200 V2, 300 V2, 201 V2, 301 V2, supplementary information document dated 14/04/2016, general background information document, ICNIRP Declaration dated 11/04/2016 and cover letter dated 14/04/2016.

Reason:

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposed works involve the upgrade of existing telecommunications apparatus at rooftop level. The equipment would be located in the same position as the existing, on top of a raised plant room which is set back from the front elevation. The equipment would be fixed to the existing support poles. The structures to the front elevation facing Woburn Place would not be visible along Woburn Place, but would be visible from Coram Street opposite. Although the antennae to the front would be visible from this limited view, they would retain the appearance of the existing structures and there would consequently be limited visual impact.

The apparatus to the rear would not be noticeable in the immediate streetscene but may be more visible than the existing device from longer views along Bedford Way or from Russell Square to the south. Whilst the development to the rear 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 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 a strategic view 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.

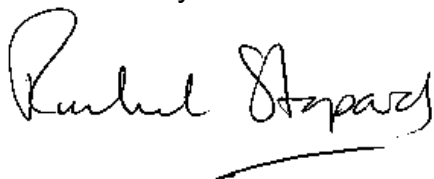
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



Director of Supporting Communities

Rachel Stopard  
Director of Supporting Communities