

Mr Ian King
TMD Building Consultancy
Unit 1 Bridge Wharf
156 Caledonia
London
N1 9UU

Application Ref: **2016/2773/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

29 July 2016

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
70 Africa House
Kingsway
London
WC2B 6AH

Proposal:

Installation of 2 x pole-mounted radio antenna at roof level.

Drawing Nos: GB5894-M-XX-01 Rev RD, Site location plan, Design and Access Statement, Supporting photographs, Supplementary information, and Manufacturers specifications, all received 18/05/2016.

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: GB5894-M-XX-01 Rev RD, Site location plan, Design and Access Statement, Supporting photographs, Supplementary information, and Manufacturers specifications, all received 18/05/2016.

Reason:

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

- 4 The proposed transmitters hereby approved shall be removed when no longer in use/required.

Reason: To safeguard the special character of the host Listed Building and prevent the proliferation of plant in this location 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.

Informatives:

- 1 Reasons for granting permission

The proposed transmitters are considered acceptable in this rooftop location. They would not be noticeable in the immediate streetscene but may be visible from longer views and from the upper floors of surrounding buildings. Whilst the development may have some visual impact, this is considered negligible due to the small size of the antennae, their grey finish which would blend in with the slate roof tiles, and their location at a high level. The overall impact of the transmitters would be minimal and the special interest of the listed building would not be harmed.

The transmitters are considered transitional and reversible, and permission is granted subject to the condition that the antennae are removed when no longer in use or required to prevent proliferation of plant in this location.

Due to the location and nature of the proposals, they are not considered to significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, privacy or daylight.

No objections have been received prior to making this decision. The site's planning

history has been taken into account when coming to this decision. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013. 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 Planning (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, 7.6 and 7.8 of the London Plan 2016; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

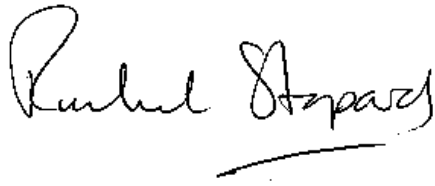
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

A handwritten signature in black ink, reading "Rachel Stopard". The signature is written in a cursive style with a long horizontal stroke underneath the name.

Rachel Stopard
Executive Director Supporting Communities