

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

Application Ref: **2016/3148/L**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

29 July 2016

Dear Sir

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent 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 Listed Building Consent subject to the following conditions:

Conditions and Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



- 2 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 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 listed building consent:

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.

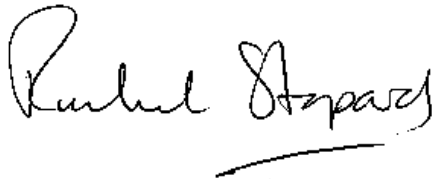
No objections have been received prior to the determination of this application. The site's planning history has been taken into account prior to making this decision and special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 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 the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). The proposed work also accords with The London Plan March 2016 and paragraphs 14, 17, 56 -66 and 126 -141 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, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities