

# CONSULTATION SUMMARY

## Case reference number(s)

2018/3666/P

## Case Officer:

Obote Hope

## Application Address:

Holborn Tower,  
137 High Holborn,  
London  
WC1V 6PL

## Proposal(s)

Installation of additional telecommunication central support poles, antennas, cabinets and ancillary development at roof level.

## Representations

|                       |              |   |                  |   |                   |   |
|-----------------------|--------------|---|------------------|---|-------------------|---|
| <b>Consultations:</b> | No. notified | 0 | No. of responses | 3 | No. of objections | 0 |
|                       |              |   |                  |   | No of comments    | 3 |
|                       |              |   |                  |   | No of support     | 0 |

## Summary of representations

### *(Officer response(s) in italics)*

Two objections were received from the same complainant, the objections that were received are on the following grounds: :

- The rooftop of Holborn Tower is already an eyesore with bits and pieces of telecoms equipment scattered across the skyline, very visible from say High Holborn by the Holborn tube station traffic lights. It's hard to tell from the plans whether the new equipment will make matters worse but the application surely provides an opportunity to require the owner to erect some form of 'curtaining'/enclosure of the kind which hides obtrusive equipment on the roofs of most other

office towers.

Officer comment:

- *Given the setback of the proposal at roof level and the overall bulk and height of the building itself, it is considered that the telecommunications equipment and supporting poles would not have a detrimental visual impact from the public domain. However, a condition will be attached advising the applicant that all equipment should be removed from roof level once it is no longer required.*

Covent Garden Community Association (CGCA) raised the following comment:

- Covent Garden Community Association does not object to this application but urges the local planning authority to ask the applicant to take this opportunity to enclose the current unattractive roofscape with green planting.

Officer's comments are as follows:

- *It is duly noted that the existing telecommunication equipment and plant enclosures is not attractive. However, the NPPF 2018 stipulates that 'Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, the condition should be enforceable, precise and reasonable in all other respects'. In this instance, stipulating that a green roof should be proposed would not meet two of the three test as stipulated by the NPPF 2018 in regards to:*
  - 1. directly related to the development; and*
  - 2. fairly and reasonably related in scale and kind to the development.*

**Recommendation:-**

**Grant planning permission/listed building consent/advertisement consent  
Grant planning permission subject to S106 agreement**