

# BT Tower, 60 Cleveland Street, London, W1T 4JZ

## Design & Access Statement for Application for Full Planning Permission and Listed Building Consent Applications (Planning Portal Reference - PP-08342585)

### December 2019

#### Executive Summary

The application seeks approval for full planning permission and listed building consent comprising the installation of two antennae dishes and associated works on the BT Tower.

The proposal involves external works only to the BT Tower in the form of new telecommunications equipment mounted on the exterior of the building. The existing access will be retained.

#### Site Context

BT Tower (hereafter known as 'the Site') is located on the north side of Howland Street, and to the west of Cleveland Mews. The area is predominately characterised by commercial and residential properties.

The existing structure comprises of a communication tower to the height of approximately 190 metres. A variety of pieces of telecommunications equipment are mounted on the structure.

The Site comprises a Grade II Listed Building (List Entry Number: 1350342), and sits adjacent to the Fitzroy Square Conservation Area.

#### Planning History

Due to the nature of the Site, there is a high level of planning applications submitted in relation to telecommunications equipment. Therefore, the below have been summarised due to their relevance based on the current proposal.

Application Number	Description of Development	Decision (Date)
2014/7820/P	Installation of 2 x transmission dishes mounted on existing support poles.	Granted (04/02/2015)
2014/1863/P	Installation of 3 x transmission dishes.	Granted (09/06/2014)
2014/1892/L	Installation of 3 x transmission dishes.	Granted (09/06/2014)
2012/6464/L	Installation of 1.8m diameter dish aerial at roof level.	Granted (25/01/2013)
2012/0048/P	Installation of 5 x satellite dishes with associated equipment at roof level above fascia sign (Class B1).	Granted (16/02/2012)

2012/0054/L	Installation of 5 x satellite dishes with associated equipment at roof level above fascia sign (Class B1).	Granted (16/02/2012)
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### **Design Principles and Rationale**

The function of the antennae dishes is to receive and transmit information in the same manner as other telecommunications equipment of a similar nature. The purpose of these antennae dishes is to facilitate the improvement of a private communications network.

The proposal is for the installation of antennae dishes to an existing telecommunications tower.

Two 0.9m antennae dishes will be installed on brackets. These brackets will then be fixed to the telecommunications tower. Further details of the proposal are shown on the supporting planning drawings.

Under the heritage listing for the Site, specific reference to the Site being used as a telecommunications tower is provided as follows:

*"The BT Tower was built as a centre of national and international telephone communication by ultra high frequency (UHF) microwave transmission."*

There are no proposed internal alterations to the Site as part of the proposal. The proposals only propose external alterations which relate to the fixing of the antennae dishes to the tower, and other associated works as demonstrated on the supporting planning drawings.

As set out in the supporting Cover Letter, the proposal will be of a similar nature to existing equipment on the listed building and will be read in line with the other telecommunication equipment. The listing makes specific reference that the Tower was "*built as a centre of national and international telephone communication by ultra high frequency (UHF) microwave transmission*", with further reference to antennae and dishes forming part of the list, and this use continues with the inclusion of further telecommunication equipment being located on the Tower. As such, the proposal is not considered to have an adverse impact in design terms as the nature of the proposal is similar to a number of other installations at the Site. In addition, the proposal is not considered to have significant material harm to historic fabric or architectural interest of the Grade II Listed Building, and will not cause significant harm to the setting of the Fitzroy Square Conservation Area.

### **Access**

No alterations are being made to the access of the Site as part of this proposal. The access will therefore remain as existing.

### **Summary**

The proposal comprises the installation 2no. 0.9m antennae dishes to an existing telecommunications tower.

The proposal is for external works to the building only. The access to the Site will remain as existing.

The proposal will not have an adverse impact in design terms as the nature of the proposal is similar to a number of other installations at the Site. In addition, the proposal will have a less than significant impact upon the historic fabric or architectural interest of the Grade II Listed Building, or the setting of the Fitzroy Square Conservation Area.