

Delegated Report		Analysis sheet		Expiry Date:		14/08/2012	
		N/A / attached		Consultation Expiry Date:		09/08/2012	
Officer				Application Number(s)			
Neil Zaayman				2012/3164/P			
Application Address				Drawing Numbers			
14 Odeon Cinema Parkway London NW1 7AA				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of 2 satellite dishes on roof of cinema (Class D2).							
Recommendation(s):		Granted subject to conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	54	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 12/07/2012 until 12/08/2012. Advertised in the Ham and High Newspaper 19/07/2012 until 09/08/2012. No objections received. Conservation: No objection.					
CAAC/Local groups* comments: *Please Specify		<u>Camden Town CAAC:</u> No comments received.					

Site Description

The site comprises a large four to five storey cinema located on the northern side of Parkway, a mainly commercial area located within Camden Town Centre and within the Camden Town Conservation Area.

There are existing plant and equipment on the roof, mostly air conditioning units.

Relevant History

There have been various applications for alterations to this site; none are relevant to this proposal.

Most recent history:

2010/5442/P: Replacement of existing plant with 1 x chiller unit to roof of cinema (Class D2) –
Granted on 03/12/2010.

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)
CS5 (Managing the impact of growth and development)
CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011

CPG 1 (Design)
CPG 6 (Amenity)

Camden Town Conservation Area Statement 2007

Assessment

Proposal

The application seeks permission for the installation of 2 x No. satellite dishes mounted on the existing roof in a galvanised supporting frame. Each dish will have a diameter of 1.2m and white in colour.

The proposed installation of the satellite dishes is to enable the cinema operator to show a wider range of product including live sport such as the Olympics or international sporting events.

Design

The proposal is not considered to harm the character and appearance of the host building or the conservation area and is considered acceptable for the following reasons:

- The equipment would be sited on the roof of the cinema and bingo hall buildings where plant and equipment are already present and therefore not uncommon. The location of the proposed satellite dishes is of such that it cannot be seen from public views or the street scene. The proposal would therefore not cause harm to the character of the conservation area or host building in terms of its design and appearance.
- The proposed satellite dishes would not be overly bulky and are considered to be an unobtrusive feature in the context of the host building's size and not dissimilar in colour to existing plant and equipment already present on the building.
- The cables would mainly run internally with a small section on the outside of the building although this would be to the rear elevation where it would not be visible from the street scene or public views. Due to the small size of the proposed cables and their discreet location, they are not considered to detract from the character of the buildings or be prominent enough to have a harmful impact on the appearance of the host buildings or the conservation area.
- A condition can be included to ensure the cables match the colour of the external brickwork.

Amenity

The proposed alterations to the buildings would not have a detrimental impact on the amenity of occupiers of the application buildings or of neighbouring properties.

Recommendation: Grant Planning permission

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