

Delegated Report		Analysis sheet		Expiry Date:		25/06/2012	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		14/06/2012	
Officer				Application Number(s)			
Lauren McMahon				2012/2315/P			
Application Address				Drawing Numbers			
1-19 Somers Close (consecutively) 1-29 Purchase St (odd) and 22-34 Platt St (consecutively) London NW1 1RT				Refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of 2 x communal satellite dishes, an aerial, 3 x external cabinets and cable runs to the residential blocks (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Councils Own Permission Under Regulation 3					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		Site notices were originally displayed from 15/05/2012 to 14/06/2012 and a press notice was advertised from 15/05/2012 to 05/06/2012. No response.					
CAAC/Local groups* comments: *Please Specify		Kings Cross/St Pancras CAAC: no response.					

Site Description

Somers Close Estate is bounded by Platt Street to the north-west, Purchase Street to the north-east, Edith Neville Primary School to the south-east and to the south-west are the rear of residential properties which front Charrington Street. The estate comprises of a central courtyard accessible via Somers Close with residential blocks surrounding including: nos. Somers Close (consecutively), 1-29 Purchase St (odd) and 22-34 Platt St (consecutively). The estate is part of the Kings Cross/St Pancras Conservation Area.

Relevant History

2012/1045/P for installation of 2 x communal satellite dishes, an aerial, 3 x external cabinets and cable runs to the residential blocks was withdrawn 16/04/2012.

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing impact of growth

CS14 – High quality places and conserving heritage

CS17 – Making Camden a safer place

DP24 – High quality design

DP25 – Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours.

Kings Cross Conservation Area Statement 22

PPG8: Telecommunications, August 2001

CLG Householder's Planning Guide for Installation of Aerials, including satellite dishes

NPPF

Assessment

The Proposal

1. Installation of 2 communal satellite dishes, an aerial and main cabinet mounted on the gable end (south) of nos. 1-17 Purchase Street. Installation of a remote cabinet (R1) in the external alley way inbetween the residential blocks nos. 1-7 Somers Close and 8-15 Somers Close and a remote cabinet (R2) located along the rear corner of blocks nos. 1-17 Purchase Street and 22-34 Platt Street. The cabling would run from the equipment and along the facades of the residential blocks. A power cable would run from the main cabinet along the rear (north) elevation to the intake cupboard which is located in the hallway of block nos. 19-29C Purchase Street.
2. The previous application 2012/1045/P (refer to relevant history above) was withdrawn as the cabling along the Platt Street and Purchase Street elevations needed to be revised to run at roof level to reduce its appearance along the streetscene and the agents were unable to provide the drawings in time. The subject application has revised the horizontal runs of cabling along the Platt Street and Purchase Street elevations and positioned them at a higher level along the façade. The agents have explored the option of positioning the horizontal runs of cabling along the roof however this was not feasible due to fixing limitations. Instead the cabling was located at a higher level to reduce its appearance along the streetscene.

Background/ Context

3. This is one of a number of similar applications by LB Camden to replace TV reception equipment on its buildings so that tenants will be able to benefit from digital TV transmissions after the switch over from terrestrial in 2012.
4. The IRS (Integrated Reception System) includes one aerial and two satellite dishes to be installed on blocks where dwellings share a communal aerial system. The work would normally come under permitted development but a planning application is required in this case as the building lies within a Conservation Area.
5. The equipment needs to be positioned so as to ensure optimal reception taking into account the effect of mature trees and taller buildings in the vicinity on interference while at the same time seeking to minimise its visual impact. The position of equipment and the cable runs leading up to it also has to be safely accessible for maintenance, while at the same time being out of easy reach from dwellings to avoid

tampering.

6. Relevant guidance contained in paragraph 44 of the NPPF encourages the numbers of telecommunications masts and sites to be kept to a minimum and stipulates that where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate. The proposed equipment will provide an opportunity to enable the removal of a number of existing haphazardly installed satellite dishes by individual residents that have accumulated in recent years where these duplicate the service offered by the IRS. Such paraphernalia would in most cases have been installed without the necessary consent, or exist under Permitted Development rights which are automatically subject to a condition that the equipment be removed when no longer required. It is understood that a separate contract will be let by LBC to carry out this removal work.

Design considerations

7. The residential block is proposed to be served by 2 x 800mm diameter receiver dishes, a 4m pole-mounted aerial mounted and a main cabinet (500mm x 750mm) mounted on the gable end (south) of nos. 1-17 Purchase Street. The equipment would be positioned against the bulk of the gable wall and the proposed antenna would not protrude more than 2m above the roof line. The equipment would only be visible in longer views along Purchase Street and would be barely noticeable against the sky and the greater bulk of the residential block. Furthermore, the scale and appearance of the equipment would be similar to other forms of domestic TV receiving equipment which are now an established part of most streets.
8. The proposed metal remote cabinets (both measuring 500mmx750mm) would not be visible from the public realm and therefore are considered to be acceptable.
9. The cabling which runs along the façade of the residential blocks fronting the central courtyard would be a maximum width of 19 cables (approximately 40mm) with 2 cables running into each individual flat. This cabling would not be highly visible from the public realm and therefore is considered to be acceptable in this regard. The cabling along the western and southern elevations would only be visible from the properties that adjoin and in glimpses from the public realm and is therefore considered to be acceptable.
10. The horizontal cabling along the Platt Street and Purchase Street elevations would run at a high levels along the façade and then two vertical runs of cabling would drop down along the northern elevation (Platt Street). Although it is not ideal for the cabling to run along these elevations, it would be positioned at a high level with only two vertical stands running down the façade and the maximum thickness of the cabling would be 20mm (8 cables).
11. The colour of all the cabling would match the background colour of building it is attached to and where possible the cabling has been positioned inline with the existing rainwater pipes which would further reduce the appearance of the cabling.
12. A power cable would run from the main cabinet along the rear (north) elevation to the intake cupboard which is located in the hallway of block nos. 19-29C Purchase Street. The colour of the power cable has not been specified and therefore a condition will be imposed for the power cable to match the brickwork as closely as possible.

General

13. It is considered that the proposed work takes all reasonable measures to minimise its impact on visual amenity as required by relevant guidance. As a result of this it is considered that there would be no significant impact either on the visual appearance of the residential block or the character and appearance of the Kings Cross/St Pancras Conservation Area. Furthermore, except for where the cables enter living room windows, the equipment has been placed well out of the way of peoples' flats so will not cause disruption to the amenities of residents. The proposal therefore accords with policies CS14, DP24, DP25 and DP26 and is acceptable.
14. It is recommended that an informative is attached to any approval reminding of the need for all existing unauthorised or superseded equipment to be removed.

Recommendation

15. Grant Planning Permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 25th June 2012. For further information please click [here](#).