

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		17/05/2012	
		N/A / attached		Consultation Expiry Date:		03/05/2012	
Officer				Application Number(s)			
Lauren McMahon				2012/1682/P			
Application Address				Drawing Numbers			
1-12 Chester House Chester Road London N19 5DJ				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of 2 communal satellite dishes, a new antenna and a cabinet on the SW side elevation and new external cable runs to each residential flat (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	12	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		Site notice, 03/04/2012 – 24/04/2012 and press advertisement, 12/04/2012 – 03/05/2012. The IRS proposals have been the subject of full consultation by LB Camden Housing Mechanical & Electrical Capital Delivery Team with all residents of the blocks affected as part of the statutory process of notifying tenants and leaseholders about the submission of this planning application. This has included a residents meeting organised by Housing Officers. No formal representations have been received either in response to this consultation or the site/press notices.					
CAAC/Local groups* comments: *Please Specify		Dartmouth Park CAAC: no response.					

Site Description

The site comprises of a four-storey residential block which fronts Chester Road. Surrounding the subject site is a library to the east and Brookfield Primary School to the south. The residential block is part of the Dartmouth Park Conservation Area.

Relevant History

N/A

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.

Dartmouth Park Conservation Area Appraisal and Management Strategy, January 2009.

PPG8: Telecommunications, August 2001

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

Assessment

The Proposal

1. Installation of 2 communal satellite dishes, an aerial and main cabinet mounted on the side (west) wall. The cabling would run from the equipment along the front (north-west), rear (south-east) and side (south-west) elevations. A power cable would run from the main cabinet along the south-west (side) and south-east (rear) elevations to the intake cupboard which is located internally on the ground floor.
2. Following concerns raised in relation to the appearance of the cabling along the façade of the building, the vertical runs were concealed adjacent to the rainwater pipes.

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 pole mounted 800mm diameter receiver dishes, a 4m pole-mounted aerial mounted and a main cabinet (600mm x 750mm) located on the side wall at roof level. Given the equipment is setback approximately 10m from Chester Road and at a high level it would only be visible in longer views along Chester Road and the upper levels of Brookfield Primary School. The equipment would be barely noticeable against the sky above the roofline and would be masked by 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 cabling along the side and front of the residential block would be a maximum width of 8 cables (35mm), with 2 cables running into each of the individual flats. Although the cabling to the side and front would be visible from the streetscene, there is only a small proportion of cabling to the façade and the vertical runs of cabling would be adjacent to the existing rainwater pipes and thus there would not be a significant visual change in the overall appearance of the blocks. Furthermore the colour of the cabling (brown) would match the brickwork.
9. 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

10. 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 Dartmouth Park 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.
11. 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

12. Grant Planning Permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 14th May 2012. For further information please click [here](#).