

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>15/05/2012</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	12/04/2012
<b>Officer</b>			<b>Application Number(s)</b>		
Lauren McMahon			a) 2012/1551/P b) 2012/1466/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
1-21 Levita House, 142-180 Levita House, 136-238 Levita House, 1-12 Hadstock House, Ossulston Estate Chalton Street London NW1 1JH			Refer to draft decision notice.		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Installation of communal digital TV reception equipment including eight satellite dishes, four aerials, seven external cabinets and new external cable runs to the residential flats (Class C3).					
<b>Recommendation(s):</b>		a) Grant Planning Permission b) Grant Listed Building Consent subject to National Planning Casework Unit approval			
<b>Application Type:</b>		a) Full planning permission b) Listed building consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	04	No. of objections	04
			No. Electronic	04		
Summary of consultation responses:	<p>Site notices were originally displayed from 22/03/2012 to 12/04/2012 and a press notice was advertised from 29/03/2012 to 19/04/2012.</p> <p>The IRS proposals have been the subject of full consultation by LB Camden Housing Mechanical &amp; 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.</p> <p>The Ossulston Tenants Residents Association sent in 4 responses who raised the following objections/comments:</p> <ul style="list-style-type: none"> <li>The drawings provided on the website were not correct and did not include all the residential blocks in Ossulston Estate.</li> </ul> <p><i>Officers response: the application only relates to nos. 1-21, 142-180 and 136-238 Levita House and 1-12 Hadstock House and the relevant plans were on the website. Furthermore, the agent has indicated that nos. 22-181 Levita House has already installed such systems.</i></p> <ul style="list-style-type: none"> <li>Many of the units within the estate are served by Cable television (which is owned by Virgin Media) and concerns have been raised by the residents as they do not want additional cabling alongside the existing and indicate that it will not be possible for the Council to remove this existing private equipment.</li> </ul> <p><i>Officers response: It is understood that a separate contract will be let by LBC to carry out the removal of redundant equipment and further to this an informative will be attached to the permission advising that any existing TV reception equipment which is either unauthorised, or has been installed under Permitted Development rights but becomes superseded by the equipment hereby approved, must be removed from the building. With regard to the design of the cabling please refer to paragraphs 7-12.</i></p>					
CAAC/Local groups* comments: *Please Specify	<p><u>English Heritage</u>: We would consider that where cables are being prominently face mounted on principal elevations that careful consideration should be given to relocating these to less prominent positions or where possible utilising existing services such as downpipes to help conceal new cable runs.</p> <p><i>Officers response: amendments were made to the scheme following comments received from English Heritage. The vertical cables for the residential flats were relocated next to either the downpipes or within corners of the façade. However, the vertical cabling to nos. 136-238 Levita House has remained in the same location as originally proposed as there was a significant distance between the downpipes and the living room entry points and therefore the current location was considered to be visually more pleasing with less cable being used when compared to introducing horizontal runs from the downpipes. The impact of the cabling is discussed further within paragraphs 7-12.</i></p>					

## Site Description

Ossulston Estate comprises of numerous residential blocks, however the application is associated with the following residential blocks: 1-21 Levita House (cons), 124-180 Levita House, 136-238 Levita House and 1-12 Hadstock House (cons). The estate is bounded by Ossulston Street along the east, Chalton Street along the west, Phoenix Road to the north and Weir's Passage along the south. The subject properties are grade II listed.

## 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.

### PPG8: Telecommunications, August 2001

### CLG Householder's Planning Guide for Installation of Antennas, including satellite dishes NPPF

## Assessment

### The Proposal

#### 1-21 Levita House

1. Installation of 2 communal satellite dishes, an aerial, a main cabinet and remote cabinet along the southern elevation wall of nos. 1-21 Levita House. The cabling would run along the southern and western elevations of the residential block. The cabling would have a maximum thickness of 45 cables (approximately 75mm diameter) with 2 cables leading into each flat.

#### 142-180 Levita House

2. Installation of 2 communal satellite dishes and an aerial mounted on the chimney and installation of a main cabinet on the front wall near flat no. 144. The cabling would run along the western and south-western facades of the residential block. The cabling would have a maximum thickness of 28 cables (approximately 50mm) with 2 cables leading into each flat. A power cable would run from the cabinet to the intake cupboard located within the entrance of block 112-135.

#### 136-238 Levita House

3. Installation of 2 communal satellite dishes and an aerial mounted on the chimney, installation of a main cabinet and remote cabinet (R1) on the southern elevation wall and installation of a remote cabinet (R2) on the eastern elevation wall. The white cabling would run along façade of the block which faces the internal courtyard and along the eastern (Ossulston Street) and western (Chalton Street) elevations. The cabling would have a maximum thickness of 68 cables (approximately 100mm) with 2 cables leading into each flat. A power cable would run from the main cabinet along the southern elevation wall to the intake cupboard.

#### 1-12 Hadstock House

4. Installation of 2 communal satellite dishes, an aerial and main cabinet mounted on the side wall of the tank room at roof level. The brown cabling would run along the roof and vertically along the western façade of the residential block. The vertical cabling would have a maximum thickness of 4 cables (15mm) with 2 cables leading into each flat. A power cable would run from the main cabinet along the front eastern façade to the intake cupboard located internally at the ground floor.

### Amendments

5. Amendments were made to the scheme following comments received from English Heritage. The vertical cables for the residential flats were relocated next to either the downpipes or within corners of the façade. However, the vertical cabling to nos. 136-238 Levita House has remained in the same location as the there

was a distance between the downpipes and the living room entry points and therefore the current location was considered to be visually more pleasing with less cable being used when compared to introducing horizontal runs from the downpipes.

## **Background/ Context**

1. 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.
2. 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.
3. 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.
4. 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**

5. Each group of residential blocks are to be served by 2 x 800mm diameter receiver dishes and a 4m pole-mounted aerial. The equipment located on at nos. 1-21 Hadstock House and nos. 142-180 and 136-238 Levita House would be positioned at high levels. This equipment would only be visible from upper levels of surrounding properties and in longer distances along Chalton Street and Ossulston Street, therefore would it would not cause significant harm to the appearance of the listed buildings. The equipment for no. 1-21 Levita House would be positioned against the southern elevation wall and the proposed antenna would not protrude more than 2m above the roof line. Given the equipment would be setback from Ossulston Street it would not be highly visible from the streetscene and where visible it would be barely noticeable against the sky and the greater bulk of the residential block. The equipment would be visible from the Weirs Passage; however given this is a pedestrian only route and is not highly used, it is not so much of a concern. The scale and appearance of the equipment to each group of residential blocks would be similar to other forms of domestic TV receiving equipment which are now an established part of most streets.
6. The proposed metal cabinets would vary in sizes from 500mmx700mm to 500mmx750mm. The cabinets are discreetly located and would not be highly visible from the public realm with the exception of the remote cabinet R2 at nos. 136-238 Levita House. Although R2 would be visible from Ossulston Street the cabinet is considered to be relatively small scale and therefore would not significantly harm the appearance of the listed building.

## **Cabling**

### **1-21 Levita House**

7. The cabling for nos. 1-21 Levita House would be visible along Weirs Passage however given the cabling is positioned against the existing rainwater pipes where possible and the passage is not highly used it is not so much of a concern. The cabling would be also visible along the western elevation fronting Chalton Street. Although it is not ideal for the cabling to be located along the streetscene, the cables would generally follow the existing rainwater pipes and thus there would not be a visual change in the overall appearance of the blocks. The colour of the cabling has not been specified and to reduce its visual impact, a condition will be imposed for the cabling to be white to match the background colour of the building of

which it is attached to. Part of the cabling along would be positioned against a stone background and therefore the condition would further stipulate that where the cables are positioned against the stone they are to be painted to match the background of the building.

#### 142-180 Levita House

8. The cabling for nos. 142-180 Levita House would be visible along western elevation fronting Chalton Street. However there would only be a small proportion of cabling along this elevation with a maximum thickness of 10 cables (30mm) and is therefore considered acceptable. The colour of the cabling has not been specified and to reduce its visual impact, a condition will be imposed for the cabling to be white to match the background colour of the building of which it is attached to. 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.

#### 136-238 Levita House

9. The cabling for nos. 136-238 Levita House would be visible along the western elevation fronting Chalton Street and the eastern elevation fronting Ossulston Street. Along the western elevation the cabling would run along the roof and then vertically at a maximum width of 6 cables (20mm). Although it is not ideal for the cabling to run along the front elevation, the majority of the cabling would be located at roof level with only 3 vertical strands of cabling running down the façade of the block. It was suggested the cabling be located next to the existing rainwater pipes; however there was a significant distance between the pipes and the living room entry points. Therefore the current location of the cabling was considered to be visually more pleasing with less cable being used when compared to introducing horizontal runs from the downpipes. Furthermore the colour (white) of the cabling would match the background colour of the block.
10. In relation to the cabling along the eastern elevation fronting Ossulston Street. Although it is not ideal for the cabling to run along the front elevation, the horizontal strands of the cabling would follow the line of the stone to the ground floor and only a small proportion of cabling would be located vertically. This part of the residential block contains white render along the front facade with stone to the ground floor level. A condition is to be imposed which stipulates that where the cables are positioned against the stone they are to be painted to match the background of the building. It was suggested the cabling be located next to the existing rainwater pipes; however there was a significant distance between the pipes and the living room entry points. Therefore the current location of the cabling was considered to be visually more pleasing with less cable being used when compared to introducing horizontal runs from the downpipes.
11. 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.

#### 1-12 Hadstock House

12. The brown cabling would run along the roof and vertically along the western façade of the residential block and given that it would not be visible along the streetscene it is considered to be acceptable. 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 grade II listed buildings. 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.
16. Grant Listing Building Consent subject to the National Planning Casework Unit (NPCU) approval. Given the

nature of the application (Council's own) the Council is not permitted to decide such listed building consent applications. Thus this application will be referred to NPCU (formerly Government Office for London) for approval.

#### **DISCLAIMER**

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