

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		21/03/2012	
		N/A / attached		Consultation Expiry Date:		05/04/2012	
Officer				Application Number(s)			
Lauren McMahon				2012/0511/P			
Application Address				Drawing Numbers			
1-5 Oriel Court and 1-24 Wells Court Camden London NW3 1QN				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, a cabinet and new external cable running along two residential blocks (Class C3).							
Recommendation(s):		Grant Full 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	29	No. of responses	04	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		<p>Site notices were originally displayed from 29/02/2012 to 21/03/2012 and a press notice was advertised from 15/03/2012 to 05/04/2012. A press notice was not sent out during the validation stage and therefore the application went over its statutory expiry date.</p> <p>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.</p> <p>Two letters of support were received from the occupants of flats 13 and 15 Wells Court.</p> <p>The occupant at flat 5 Wells Court stated that they do not use the TV as they are visually impaired.</p> <p>The occupant at flat 2 Oriel Court requested further information about the application. The application was discussed with the occupant on the 12/3/2012 and no further comments or objections were raised.</p>					

CAAC/Local groups comments:

Hampstead CAAC: no response.

Site Description

The site comprises of two residential blocks including 1-24 Wells which fronts Oriel Place and 1-5 Oriel Court which fronts Oriel Court. Both Oriel Place and Oriel Court are narrow alleyways which are only accessible by pedestrians. The residential blocks are surrounded by a mix of residential and commercial properties. The residential blocks are located within the Hampstead Conservation Area and Wells Court is considered to be a positive contributor within the 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.

Hampstead Conservation Area Statement**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 cabinet mounted on the side wall of the tank room at roof level of 1-24 Wells Court. The cabling would run from the cabinet along the roof level behind the parapet wall then drop down the front and rear of 1-24 Wells Court and down the side and rear of 1-5 Oriel Court. A catenary wire would be suspended between the rear of the residential blocks which would connect the cabling. A power cable would run from the cabinet along the roof level and rear elevation of 1-24 Wells Court to the intake cupboard which is located internally on the ground floor.

Background/ Context

2. 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.
3. 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.
4. 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.
5. Relevant guidance contained in PPG8 (para 66) and the government's Planning Guide for Householders strongly encourages the "sharing of masts and sites" to keep visual intrusion to a minimum, such as by communal masts/dishes where there will be a number of users in a single building. 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

6. The residential block is proposed to be served by 2 x 800mm diameter receiver dishes, a 4m pole-mounted aerial mounted and light metal cabinet (800mmx800mm) on the tank room at roof level of 1-24 Wells Court. The location of the this equipment will not be highly visible from the ground level given that it will be positioned on the roof level of a 5 storey building. The equipment may be visible from the upper levels of surrounding properties however would be similar to other forms of domestic TV receiving equipment which are now an established part of most streets. Furthermore the equipment would be barely noticeable against the greater bulk of the residential block.
7. The cabling for 1-24 Wells Court would run from the cabinet along the roof level behind the parapet wall than drop down the front (north) and rear (south) elevations, leading to each of the individual flats. The vertical cable runs along the front would be a maximum width of 10 cables (30mm), with 2 cables running into each of the individual blocks. Although it is not ideal for the cabling to run along the front elevation, the bulk of the cabling would run at roof level behind the parapet and the only visible cabling would be a maximum width of 30mm and would match the colour of the brown brickwork.
8. The cabling for 1-5 Oriel Court would run from the cabinet along the roof level behind the parapet wall than drop down the side (west) and rear (south) elevations, leading to each of the individual flats. The cabling would be a maximum width of 10 cables (30mm), with 2 cables running into each of the individual blocks. Although it is not ideal for the cabling to run along the front elevation, the cabling would match the white background of the building which would reduce its appearance from the public realm. Furthermore, Oriel Court is a narrow cul-de-sac which is only accessible by pedestrians and therefore the positioning of the cabling along the front façade of the building is considered acceptable as it is not a major thoroughfare.
9. The power cable is to run from the cabinet along the roof level and rear elevation of 1-24 Wells Court to the intake cupboard which is located internally on the ground floor. 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 blocks or the character and appearance of the Hampstead 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 Tuesday 10th April 2012. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>