

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	13/04/2012
		N/A		Consultation Expiry Date:	29/03/12
Officer			Application Number(s)		
Adrian Malcolm			2012/0978/P		
Application Address			Drawing Numbers		
Flats 1-28 15 Belsize Avenue London NW3 4BL			Site Location Plan; Drawing no(s) E02007/ 01 TO) E02007/ 09		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of communal digital TV reception equipment including 2 satellite dishes, an aerial and associated equipment including an external cabinet and 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	29	No. of responses	03	No. of objections	03
			No. Electronic	02		
Summary of consultation responses:	<p>Site notice expiry: 26/3/12 Press notice expiry: 29/3/12</p> <p>Objections from 3 addresses (Flats 3 and 4 at 11 Belsize Ave and flat 10 at 15 Belsize Ave) on the following grounds:</p> <ul style="list-style-type: none"> -Object if dishes would be visible from street -Dishes on the side of the building would have a significant detrimental impact on the appearance of the conservation area and would break the contemporary lines of the side elevation of the building. -Recognise that dishes are necessary, but should be located on the roof of the building where they would not be visible from the objector's property. -Proposal would further increase existing intolerable issues of noise nuisance and unauthorised parking in the residents' car park. <p><u>Officer response:</u> The proposal has been amended to move the satellite dishes from the staircase at the side of the building to the roof since these comments were received.</p> <p>There is no logical reasonable connection between the proposals and existing issues of noise and unauthorised parking.</p>					
CAAC/Local groups comments:	Belsize CAAC: No objection					
Site Description						
<p>The application premises is a late 20th Century five storey block of flats in the Belsize Conservation Area. The building is neither listed nor identified as a positive contributor to the Belsize Conservation Area.</p> <p>This part of Belsize Avenue is lined by tall mature trees and the most characteristic buildings are large villas (terraced, semi-detached and detached). The application site, like its neighbours to the north-east and on the opposite side of the road, is set back and separated from the pavement by a front garden and green strip.</p> <p>The building currently has no satellite dishes on the front elevation. A small number of buildings in the locality have dishes that can be seen from the street, generally at roof level.</p>						
Relevant History						
The site has no relevant planning history.						
Relevant policies						
LDF Core Strategy and Development Policies: <p>CS5 (Managing impact of growth)</p> <p>CS14 (High quality places and conserving heritage)</p> <p>CS17 (Making Camden a safer place)</p> <p>DP24 (High quality design)</p> <p>DP25 (Conserving Camden's heritage)</p> <p>DP26 (Managing the impact of development on occupiers and neighbours)</p>						
Belsize Conservation Area Statement						

Camden Planning Guidance

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

Assessment

Proposal

The proposal involves the installation of 2 x 0.8m diameter communal satellite dishes and 1 x 4m high aerial near the centre of the roof area of this building. The associated equipment cabinet, measuring 0.7m x 0.5m, would be positioned at the rear of the staircase enclosure at the side of the building, 7m above the ground.

The position of the dishes and aerial has been revised during the course of consideration, in that it has been relocated to a central roof position from its original position on the stair enclosure at the side of the building.

Four lines of cables would drop from the roof of the building to the sides of the windows of the flats both on the front and rear elevations.

Background/ Context

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.

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.

The equipment needs to be positioned so as to ensure optimal reception taking into account the effect of obstructions such as 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.

Design Considerations

The equipment would not be evident in the streetscene in its new position near the centre of the flat roof, well set back from the walls of the building. The small cabinet would not be seen from the street, as it would be tucked at the rear of the staircase enclosure.

The cabling would run from the roof in bunches to serve each of the flats in the blocks. The colour of the cabling casings has not been specified in the application, therefore a condition would be necessary to ensure that this part of the work is completed using materials that blend as close as possible with the colour of the brickwork to further reduce their visual impact.

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 block or the character and appearance of the conservation area.

Recommendation: 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/>