

Delegated Report		Analysis sheet		Expiry Date:		16/04/2012	
Members Briefing		N/A		Consultation Expiry Date:		29/03/2012	
Officer				Application Number			
John Sheehy				2012/0984/P			
Application Address				Drawing Numbers			
Flats 1-23 41-43 Belsize Avenue London NW3 4BN				Refer to draft decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Installation of communal digital TV reception equipment including one aerial and two satellite dishes, external cabinet/junction box and cabling to each flat.							
Recommendation:		Grant 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	41	No. of responses No. electronic	1 0	No. of objections	1	
Summary of consultation responses:	Site notice displayed 5-March-2012 to 26-March 2012; Press Notice published 8-March-2012 to 29-March-2012. One objection received from a resident of the building: "If you have good reception on TV there is no reason to change aerial. Also rooftop aerial costs about £180 plus socket is £43. Few people including myself have Sky TV. Small dish is on flat roof, caretaker opened up trapdoor for access on roof (for Sky). Capital works have just been done in this building and dishes were not removed and Council said they would leave them there"						
CAAC/Local groups comments:	Belsize CAAC: no objection.						
Site Description							
The application site refers to a 5-storey block of flats located on the west side Belsize Avenue, within the Belsize Park Conservation Area. The building dates from the 1980s, is flat-roofed and is finished in brown brick. It is owned by Camden Council.							
Relevant History							
July 1976 Planning permission granted for redevelopment of the site by the erection of a 6-storey block of 23 dwelling units as supported housing for the formerly mentally ill, and a 2-storey warden's house, ref. 22704. February 2010 Council's own planning permission granted for additions and alterations to the exterior of building including the replacement of windows, to residential flats, ref. 2009/4340/P. August 2010 Council's own planning permission granted for additions and alterations to the exterior of building including the replacement of windows, to residential flats, ref. 2010/3524/P.							
Relevant policies							
LDF Core Strategy and Development Policies							
CS5 – Managing the impact of growth and development							
CS14 – Promoting high quality places and conserving our heritage							
DP24 – Securing high quality design							
DP25 – Conserving Camden's heritage							
DP26 – Managing the impact of development on occupiers and neighbours							
Belsize Conservation Area Statement							
National Planning Policy Framework							
London Plan 2011							

Assessment

Proposal: it is proposed to upgrade the existing terrestrial television equipment (satellite dishes, equipment box, antenna and cables) on the block as part of a rolling programme to upgrade television reception at various housing blocks in the borough in line with the 2012 digital switchover. The existing equipment will be removed.

The installation would include two satellite dishes on the flat roof of the building (2 x 800mm diameter), 1 x aerial on a 4.0m antenna on the flat roof and 1 x slimline equipment cabinet. These would be linked by external cables to each flat.

The main items of equipment (satellite dishes and antenna) would be located at the centre of the flat roof of the building on a base measuring 1.2m x 1.2m. A second base would be located beside this and would contain the equipment cabinet measuring 750mm in height. A switchbox would be located in the ground floor communal area.

Assessment

Design

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. Policy DP24 states that applications for alterations and extensions to buildings should consider the character, setting, context, form and proportions of the existing building. Policy DP25 states that development within Conservation Areas should preserve and enhance the character and appearance of the Conservation Area.

The proposal would be an acceptable alteration to the existing building and would preserve the character and appearance of the conservation area for the following reasons:

- The equipment would be sited in an inconspicuous location at the centre of the flat roof next to a felt-covered water tank. The equipment would be set in from the Belsize Avenue frontage and from the flank elevation by 6m. The satellite dishes and equipment cabinet would not be visible from street level;
- The proposed antenna with aerial has a slim profile and would be an unobtrusive feature in the context of the substantial host building. The building contains an existing antenna near the location of the proposed antenna which does not detract from the character or appearance of the building or the CA;
- In order to serve all flats within the building cables will have to be run from the roof to the windows on both the front and rear elevation. Due to the small size (maximum 3.5cm in diameter) of the proposed cables, they would not detract from the character of the building or be prominent enough to have a harmful impact on the appearance of the building or the conservation area. To further minimise any impact the cables are to be coloured brown to match the colour of the building;
- A condition is included to ensure removal of the existing equipment in order to reduce visual clutter.

Amenity

There would be no loss of view from any of the windows of the building or of neighbouring buildings as the equipment box and cables would be mounted directly onto the roof, away from windows.

The equipment box would be a switchbox which the cables would be attached to: it would be located in the ground floor communal area and would be silent in its operation.

The proposed alterations to the building would not have a detrimental impact on the amenity of occupiers of the application building or of neighbouring properties.

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/>