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|--|----------------------------|---|-----------------|-------------------------------------|---------------------------------|-------------------|-----------|
| <b>Delegated Report</b><br><b>(Members Briefing)</b>   |                            | <b>Analysis sheet</b>   |                 | <b>Expiry Date:</b>                 |                                 | <b>02/4/2012</b>  |           |
|  |                            | N/A / attached  |                 | <b>Consultation Expiry Date:</b>    |                                 | <b>05/04/2012</b> |           |
| <b>Officer</b>   |                            |   |                 |                                     | <b>Application Number(s)</b>    |                   |           |
| Amanda Peck  |                            |   |                 |                                     | 2012/0759/P                     |                   |           |
| <b>Application Address</b>   |                            |   |                 |                                     | <b>Drawing Numbers</b>          |                   |           |
| 1-16, 113-164 and 200-224 Makepeace Mansions, Makepeace Avenue;<br>1-11, 55-78, 126-152, 157-171, 211-226, 244-270, 277-294, 321-339, 345-364<br>and 377-398 Holly Lodge Mansions, Oakeshott Avenue;<br>1-88 Langbourne Mansions, Langbourne Avenue;<br>London<br>N6 6DR |                            |   |                 |                                     | 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 2 communal satellite dishes, a new antenna with associated equipment and cabinets and new external cable runs to each block of residential flats (Class C3).   |                            |   |                 |                                     |                                 |                   |           |
| <b>Recommendation(s):</b>  |                            | <b>Grant Planning Permission</b>  |                 |                                     |                                 |                   |           |
| <b>Application Type:</b>   |                            | <b>Councils Own Permission Under Regulation 3</b>   |                 |                                     |                                 |                   |           |
| <b>Conditions or Reasons for Refusal:</b>  |                            | <b>Refer to Draft Decision Notice</b>   |                 |                                     |                                 |                   |           |
| <b>Informatives:</b>   |                            |   |                 |                                     |                                 |                   |           |
| <b>Consultations</b>   |                            |   |                 |                                     |                                 |                   |           |
| <b>Adjoining Occupiers:</b>  |                            | No. notified  | <b>00</b>       | No. of responses                    | <b>05</b>                       | No. of objections | <b>03</b> |
|  |                            |   |                 | No. Electronic                      | <b>03</b>                       |                   |           |
| <b>Summary of consultation responses:</b>  |                            | <p>Site notices were originally displayed from 20/02/2012 to 12/13/2012 and a press notice was advertised from 23/02/2012 to 15/03/2012. Re-consultation was undertaken as the original site and press notices did not mention 4 blocks in the subject site address (1-11 Holly Lodge Mansions, 55-78 Holly Lodge Mansions, 126-152 Holly Lodge Mansions, 157-171 Holly Lodge Mansions). The site notices were re-published from 09/03/2012 to 30/03/2012 and the press notices were re-advertised from 15/03/2012 to 05/04/2012.</p> <p>One letter of support was received from 61 Langbourne Mansions as follows: I am sure that the vast majority of Holly Lodge Estate residents will welcome this upgrade and will also be looking forward to the long overdue refurbishment of the common areas of the building.</p> <p>One comment was received from 387 Holly Lodge Mansions regarding 'TV aerial thieves' who have been "turning the existing aerials around to get middle eastern and north African stations". Question whether something be done about this before the switchover</p> <p>Three objections were received from flat 391 Holly Lodge Mansions and flats 6 and 15 Langbourne Mansions who raised the following objections:</p> |                 |                                     |                                 |                   |           |

- The installation of these unnecessary aerials in a conservation area would be detrimental to views from within and without the CA and not in keeping with the overall attraction of the estate. There are onerous conditions on the siting of satellite dishes in Conservation areas and these should not be ignored.  
**Officers response:** refer to section 3..
  - The equipment would affect views from individual properties. **Officers response:** *The equipment is all located on the roof and would only be visible from flats on the opposite side of the road, which is considered acceptable.*
  - Other estates (Lissenden Gardens) have successfully appealed on conservation grounds and a more acceptable transference to digital TV has been implemented: **Officers response:** *Planning permission was granted at Lissenden Gardens for satellite dishes and antenna similar to this current application (ref 2011/5820/P). The applicant has advised that since this consent was issued they are consulting residents on their options to see whether they want this permitted system to be installed and the outcome of this consultation is not yet known.*
  - The initial research which predates Executive approval for the scheme in 2007 is obsolete and the plans have not been modified to move with the times. The government guidelines state that it is not necessary to implement large aerials. These particular digital aerials will be obsolete within a year so it is extremely short sighted. The installation of these aerials is unnecessary because – most people have access to digital TV partly because of the site being within clear line of site to transmitters, and the fact that people are able to access digital TV through a variety of means without needing external aerials (freeview box, integrated TV's). **Officers response:** *An informative will be attached to the approval reminding the applicant of the need for all existing unauthorised or superseded equipment to be removed.*
  - The majority of leaseholders have made numerous objections to the aerials on other grounds (cost, wiring problems and being unnecessary) and Camden are still dealing with these so do not understand why they are still going ahead without proper consultation and obvious opposition from residents. Suspicious why Camden are continuing with this installation at a great cost given all of the objections. The work is unacceptable expensive and question whether it is right that private tenants are forced to pay for a non vital service. (**Officers response:** *The costs associated with the installation of the IRS equipment, along with the necessity of the works and any existing wiring problems are not an issue relevant to the planning application.*
  - The aerials may not cover all worldwide TV channels which means that personal satellite dishes will need to remain. **Officers response:** *The existing dishes are largely located in discreet locations not visible from the streetscene. An informative will be attached to the approval reminding the applicant of the need for all existing unauthorised or superseded equipment to be removed. Any new satellite dishes will require further planning permission.*
  - There has been no consultation with residents on this. **Officers response:** *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.*
- Councillors
- Cllr de Souza has emailed Cllr Fulbrook asking for an urgent review of the proposals along the same lines as Lissenden Gardens. **Officers response:** *Planning permission was granted at Lissenden Gardens for satellite dishes and antenna similar to this current application (ref 2011/5820/P). The applicant has advised that since this consent was issued they are consulting residents on their options to see whether they want this permitted system to be installed and the outcome of this consultation is not yet known.*

CAAC/Local groups  
comments:

Holly Lodge Estate Conservation Area Committee

Comment – the satellite dishes must be placed discreetly out of view

The application is associated with Holly Lodge Estate which comprises of a series of residential blocks fronting the eastern end of Oakeshott Avenue, Makepeace Avenue and Langbourne Avenue which are 4 and 5 storeys in height. The blocks form part of the Holly Lodge Estate 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.

**Holly Lodge Estate Conservation Area Appraisal and Management Statement.**

**PPG8: Telecommunications, August 2001**

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

**National Planning Policy Framework**

## Assessment

### 1. The Proposal

#### 1-16, 113-164 and 200-224 Makepeace Mansions, Makepeace Avenue

1.1 These are 5 blocks on the north and south side of Makepeace Mansions close to the junction with Swain's Lane. The proposal for:

- 2 of the blocks on the north side (113-130 and 200-224) - Installation of 2 communal satellite dishes, a new antenna and one remote cabinet all mounted on the side of the rooftop enclosure of the residential blocks. New black cable would run from the cabinets along the roof and down the front elevations of the residential blocks and white cable down the rear of the residential blocks leading to each of the individual flats within the blocks.
- 1 of the blocks on the north side (149-164) - Installation of 2 communal satellite dishes, a new antenna and one remote cabinet all mounted on the rooftop of the residential block. New black cable would run from the cabinets along the roof and down the front elevations of the residential blocks and white cable down the rear of the residential blocks leading to each of the individual flats within the blocks.
- 1 of the blocks on the north side (131-148) - Installation of one remote cabinet on the rooftop of the residential block. New black cable would run from the cabinets along the roof and down the front elevations of the residential blocks and white cable down the rear of the residential block leading to each of the individual flats within the blocks.
- The block on the south side (1-16) – Installation of 2 communal satellite dishes, a new antenna and one remote cabinet all mounted on the inside of the parapet on the roof of the residential block. New black cable would run from the cabinets along the roof and down the front elevations of the residential blocks and white cable down the rear of the residential blocks leading to each of the individual flats within the blocks.

#### 1-11, 55-78, 126-152, 157-171, 211-226, 244-270, 277-294, 321-339, 345-364 and 377-398 Holly Lodge Mansions, Oakeshott Avenue

1.2 These are 10 blocks on the north and south side of Oakeshott Avenue close to the junction with Swain's Lane. The proposal for:

- The 4 blocks on the north side (1-11, 55-78, 126-152, 157-171) and 5 of the blocks on the south side (211-226, 277-294, 321-339, 345-364, 377-398) - Installation of 2 communal satellite dishes, a new antenna and one remote cabinet all mounted on the rooftop of the residential block (either on the side of the rooftop enclosure or the inside of the parapet or the roof itself). New black cable would run from the cabinets along the roof and down the front elevations of the residential blocks and white cable down the rear of the residential blocks leading to each of the individual flats within the blocks.
- 1 of the blocks on the south side (244-270) – Installation of one remote cabinet on the rooftop of the residential block. New black cable would run from the cabinets along the roof and down the front elevations of the residential blocks and white cable down the rear of the residential block leading to each of the individual flats within the blocks.

#### 1-88 Langbourne Mansions, Langbourne Avenue

1.3 These are 8 blocks on the north and south side of Langbourne Avenue close to the junction with Swain's Lane. The proposal for:

- The 4 blocks on the north side (1-36) - one remote cabinet on each of the blocks at 1-8, 9-16 and 17-24 and the installation of 2 communal satellite dishes, a new antenna and a main cabinet all mounted on the chimney to block 25-36. New black cable would run from the cabinets along the roof and down the side and front elevations of the residential blocks leading to each of the individual flats within the blocks.

- The 4 blocks on the south side (37-88) – one remote cabinet on the roof of 37-48 and 81-88 and the installation of 2 communal satellite dishes, a new antenna and a main cabinet all mounted on the chimney to blocks 49-64 and 65-80. New black cable would run from the cabinets along the roof and down the side and front elevations of the residential blocks and white cable down the rear of the residential blocks leading to each of the individual flats within the blocks.

## **2. Background/ Context**

- 2.1 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.
- 2.2 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.
- 2.3 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.
- 2.4 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.

## **3. Design considerations**

- 3.1 The blocks are to be served by 2 x 800mm diameter receiver dishes, a 4m pole-mounted aerial, a light grey main cabinet and grey remote cabinets (with dimensions of either 500mm x 750mm or 600mm x 600mm). These are to be mounted on a range of locations on the blocks, but are largely all located to the centre of the roofs either on the roofs themselves or chimneys/existing rooftop enclosures. The proposed location of the equipment, against the existing structures/chimneys and set back from the edge of the roof, will be almost impossible to view from ground level except in more distant views where they would be barely noticeable against the greater bulk of the residential block.
- 3.2 On three of the blocks (1-16 Makepeace Mansions, 211-226 and 277-294 Holly Lodge Mansions) the proposed location for the dishes and aerial is inside the parapet wall close to the front elevation. In these instances there are existing aerials which are visible from the street and the dishes will largely be hidden by the parapet. In all except one block the pole mounted aerial would protrude between 1-3.1metres above the rooftop structure or the roof itself (at 377-398 Holly Lodge Mansions the antenna is mounted on the roof and will protrude 4metres). These are all considered acceptable given the discreet locations of the aerials, the amount of existing rooftop structures, the fact that they would be viewed against the bulk of the building and the fact that they are similar in scale and appearance to other forms of domestic TV receiving equipment which are now an established part of almost any streetscene.
- 3.3 The cabling would run in bunches from the cabinets along the roof on trays and to drop down on locations down the rear, front and side facades to serve the living rooms of the each of the flats in the blocks. The cabling is proposed to be black where it runs along the front and side elevations to match the existing 'mock tudor' timber treatment and white where it runs along the rear elevation to match the existing white render. The cables are a maximum of 3cm to the upper floors thinning out to 1.5cm but are mostly only 1.4cm in diameter. The proposed size and colour would reduce the visual impact of the cabling.

**Recommendation:** Approval

## **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 2<sup>nd</sup> April 2012. For further information see**

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