

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>19/03/2012</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		01/03/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Lauren McMahon				a) 2011/4741/P b) 2012/0443/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
1-36 (consecutively) Derby Lodge, Britannia Street & 69-102 (consecutively) Derby Lodge, Wicklow Street London WC1X				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>							
a) and b) for installation of 2 communal satellite dishes, a new antenna, 2 cabinets and new external cable each to two residential groups including Nos. 1-36 Derby Lodge, Britannia Street and Nos. 69-102 Derby Lodge, Wicklow Street (Class C3).							
<b>Recommendation(s):</b>		a) Grant full planning permission b) Grant listed building consent					
<b>Application Type:</b>		a) Full planning permission b) Listed building consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. Electronic	00		
<b>Summary of consultation responses:</b>		<p>Site notices were originally displayed from 02/02/2012 to 23/02/2012 and a press notice was advertised from 09/02/2012 to 01/03/2012.</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. No formal representations have been received either in response to this consultation or the site/press notices.</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<p>Kings Cross/St Pancras CAAC: No objection to the new equipment at roof level but the new cables running down facades of these listed buildings will significantly detract from their attractive appearance. The cables should run down the internal vertical servicing void.</p> <p><i>Officers response: refer to paragraphs 8 and 10.</i></p>					
<b>Site Description</b>							
Derby Lodge Estate comprises of a series of residential blocks. The application is associated with Nos. 1-36 (consecutively) Derby Lodge which fronts Britannia Street and 69-102 (consecutively) Derby Lodge which fronts Wicklow Street. The Estate comprises of a central external courtyard which the residential blocks back							

onto, to the east of the site are residential properties and to the west are residential properties and a car park. Nos. 1-48 Derby Lodge, Britannia Street and Nos. 49-144 Derby Lodge, Wicklow Street are considered to be positive contributors in the Kings Cross/St Pancras Conservation Area, in which the Estate is part of and furthermore, the Estate is 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.

**Kings Cross/St Pancras Conservation Area Statement no. 22.**

**PPG8: Telecommunications, August 2001**

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

## **Assessment**

### **The Proposal**

#### Nos. 1-36 Derby Lodge, Britannia Street

1. Installation of 2 communal satellite dishes, an antenna and cabinet mounted on the rear wall of the tank room which is located on the roof of Nos. 1-18 Derby Lodge. Installation of a cabinet to the rear wall of the tank room which is located on the roof of Nos. 19-36 Derby Lodge. The new drop and link cables would run from the cabinets along the roof in trays and along the front (northern elevation wall) and rear (western elevation wall) leading to each of the individual flats within the blocks. A power cable would run from the cabinet (located on Nos. 1-18 Derby Lodge) along the northern front elevation to the intake cupboard which is located on the ground floor.

#### Nos. 69-102 Derby Lodge, Wicklow Street

2. Installation of 2 communal satellite dishes, a new antenna and a cabinet mounted to the front wall of the tank room located on the roof of Nos. 85-102 Derby Lodge. Installation of a cabinet to the front wall of the tank room located on the roof of Nos. 69-84 Derby Lodge. The new drop and link cable would run from the cabinets along the roof in trays and along the front (southern elevation wall) and rear (northern and eastern elevation walls) leading to each of the individual flats within the blocks. A power cable would run from the cabinet (located on Nos. 85-102 Derby Lodge) along the southern elevation to the intake cupboard which is located on the ground floor.

### **Background/ Context**

3. 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.
4. 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.
5. 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.
6. 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**

### **Nos. 1-36 Derby Lodge, Britannia Street**

7. Nos. 1-36 are proposed to be served by 2 x 800mm diameter receiver dishes, a 4m pole-mounted aerial and two light grey main cabinets (700x500mm) all mounted on the rear elevations of the tank rooms. Given the tank rooms are setback from the front building line and positioned at roof level (with the residential blocks being seven stories high) the equipment would not be highly from the ground level. The equipment may be visible from more distant views although where this is possible it would be barely noticeable against the greater bulk of the residential blocks. Furthermore the equipment would be similar in scale and appearance to other forms of domestic TV receiving equipment which are now an established part of almost any streetscene.
8. The drop and link cabling would run in bunches from the cabinets along the roof in trays and along the front (northern elevation wall) and rear (western elevation wall) leading to each of the individual flats within the blocks. The power cable is to run from the cabinet (located on Nos. 1-18 Derby Lodge) along the northern front elevation to the intake cupboard which is located on the ground floor. Although it is not ideal for the cabling to run along the front elevation other options have been explored and this would be the only viable option given that the living rooms are located on the street elevation. Locating all the cabling along the rear elevation was considered although it would be impractical given that the cables would need to be run internally to the living rooms. It was suggested by the Kings Cross/St Pancras CAAC that the cables should run down the internal vertical servicing voids, however the subject buildings do not contain any such voids and thus would not be an option. Therefore given the internal layout of the residential blocks the location of the cabling is restricted. To reduce the visual impact of the cabling they are to be a maximum thickness of 30mm and are to be brown rather than black.

### **Nos. 69-102 Derby Lodge, Wicklow Street**

9. Nos. 69-102 are proposed to be served by 2 x 800mm diameter receiver dishes, a 6m pole-mounted aerial and two light grey main cabinets (700x500mm) all mounted on the front elevations of the tank rooms. Given the tank rooms are setback from the front building line and positioned at roof level (with the residential blocks being six stories high) the equipment would not be highly from the ground level. The equipment may be visible from more distant views although where this is possible it would be barely noticeable against the greater bulk of the residential blocks. Furthermore the equipment would be similar in scale and appearance to other forms of domestic TV receiving equipment which are now an established part of almost any streetscene.
10. The cabling would run in bunches from the cabinets along the roof in trays and along the front (southern elevation wall) and rear (northern and eastern elevation walls) leading to each of the individual flats within the blocks. The power cable is to run from the cabinet (located on Nos. 85-102 Derby Lodge) along the northern front elevation to the intake cupboard which is located on the ground floor. Although it is not ideal for the cabling to run along the front elevation other options have been explored and this would be the only viable option given that the living rooms are located on the street elevation. Locating all the cabling along the rear elevation was considered although it would be impractical given that the cables would need to be run internally to the living rooms. It was suggested by the Kings Cross/St Pancras CAAC that the cables should run down the internal vertical servicing voids, however the subject buildings do not contain any such voids and thus would not be an option. Therefore given the internal layout of the residential blocks the location of the cabling is restricted. To reduce the visual impact of the cabling they are to be a maximum thickness of 30mm and are to be brown rather than black.

### **General**

11. 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 Derby Lodge Estate or the character and appearance of the Kings Cross/St Pancras 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.
12. 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:** Grant planning permission and listed building consent.

## **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 12<sup>th</sup> March 2012. For further information see**

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