

Delegated Report		Analysis sheet		Expiry Date:		22/03/2012	
(Members Briefing)		N/A		Consultation Expiry Date:		01/03/2012	
Officer				Application Number(s)			
Nicola Tulley				2012/0427/P			
Application Address				Drawing Numbers			
25-35 Winchester Road London NW3 3NR				Site Location Plan; B43828/02; B43828/03; B43828/04; B43828/05; B43828/06.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of 2 communal satellite dishes, a new aerial with associated equipment, 2 cabinets and new external cable runs to each residential flat (Class C3).							
Recommendation(s):		Grant planning consent					
Application Type:		Councils Own Permission Under Regulation 3					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	01
				No. Electronic	00		
Summary of consultation responses:		A site notice was displayed from 31/01/2012 to 12/02/2012. A notice was placed in the Ham and High on 09/02/2012 No letters of comment or objection have been received to date.					
CAAC/Local groups* comments: *Please Specify		Belsize CAAC have raised objection: greater efforts should be made to find internal routes for the cables. Officers response: see assessment below.					

Site Description

The subject building relates to a four storey block fronting Winchester Road with commercial uses at ground floor level and residential units above. The subject building is noted as a positive contributor within Belsize Park conservation area and backs onto new public open space.

There are five existing satellite dishes, two loose cable runs, and one rear facing antenna on the front elevation of the building.

Relevant History

No relevant planning history.

Relevant policies

The London Plan: Spatial Development Strategy for Greater London: 2011

LDF Core Strategy and Development Policies 2011

Core Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

Camden Planning Guidance 2011

CPG1 Design

Belsize Park Conservation Area Management Plan and Appraisal

Assessment

The proposal forms part of a wider scheme organised by the London Borough of Camden for the switch to digital TV transmissions. The programme also provides the opportunity to remove redundant dishes and antennas which prove unsightly.

Proposals:

- Installation of 2 communal satellite dishes.
- New aerial and associated equipment, including two cabinets.
- External cable runs to each flat.

Belsize Park Conservation Area Appraisal and Management Plan, notes that satellite dishes are not normally acceptable where they are positioned on the main façade of a building or in a prominent position visible from the street. Satellite dishes should be kept to the rear of the property, below the ridge and out of sight at roof level.

Amendments:

Initially the antenna was sited towards the rear elevation which fronts onto new public open space behind Hampstead Theatre; as the antenna would be clearly visible from the public realm an amendment to alter its location was requested. The agent has confirmed that other possible cable run routes to these applications were investigated however this would result in major works and disruption to residential amenity.

2x Communal satellite dishes and antenna

Two satellite dishes are proposed on the north west elevation of the tank room, 80cm in diameter and mounted on a 2m high pole. The proposed antenna would be affixed to a 4m high pole between the satellite dishes. The existing tank room is sited towards the south east elevation of the building; the satellite dishes and antenna would be sited centrally on the tank room wall to ensure that they would not be visible from the public realm.

The main cabinet proposed would be sited on the inside wall of the parapet 0.6m x 0.6m in light grey.

External cables

The proposed external brown pvc cable will run from the antenna and down the main façade of the building, running to each flat resulting in three vertical lines. The brown cable proposed should blend with the brick colour of the existing building.

Site inspection noted that there are five existing satellite dishes on the front elevation of the subject building with two loose cable runs. The removal of these dishes would improve the appearance of the front elevation and is therefore welcomed.

Conclusion

The satellite dishes and associated equipment proposed would not be clearly visible from the public realm and the removal of existing satellite dishes at the front elevation should reduce visual clutter. The external cables proposed are not considered visually obtrusive to the detriment of the character and appearance of the existing building or street-scene within Belsize Park conservation area. As such the proposed works are deemed acceptable in relation to policies: CS5; CS14; DP24 and DP25 of Camden's LDF and Camden Town conservation area appraisal and management plan 2000.

Recommendation: Grant approval.

DISCLAIMER

Decision route to be decided by nominated members on Monday 5th March 2012. For further information see

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