

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		20/12/2011	
		N/A		Consultation Expiry Date:		01/12/2011	
Officer				Application Number(s)			
Ben Le Mare				2011/5344/P			
Application Address				Drawing Numbers			
1-6 Hampstead Mansions Heath Street London NW3 6TS				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of 2 communal satellite dishes, 1 new antenna with associated equipment, 1 cabinet and new external cable runs to each residential flat (Class C3).							
Recommendation(s):		Grant planning permission with conditions.					
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	00
				No. Electronic	00		
Summary of consultation responses:		A Site Notice was up put on 02/11/2011 and a Press Notice was issued in the Ham & High on 10/11/2011. No letters of objection have been received to date.					
CAAC/Local groups* comments: *Please Specify		The Hampstead CAAC have raised no objections to the proposal.					

Site Description

The application site is a large mixed use building, comprising commercial uses on ground floor and residential on the upper floors. The building predominantly fronts onto Heath Street and is identified as making a positive contribution to the Hampstead Conservation Area.

Relevant History

None

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)

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)

London Plan July 2011

Hampstead Conservation Area Statement (October 2001)

CPG 1 (Design)

CPG 6 (Amenity)

Assessment

The Proposal

Installation of 2 communal satellite dishes, 1 new antenna with associated equipment, 1 cabinet and new external cable runs to each residential flat (Class C3) at 1-6 Hampstead Mansions, Heath Street.

Design

Policy DP25 of the LDF requires that all alterations to buildings within designated conservation areas are to preserve and enhance the character and appearance of the area. In addition, the Hampstead Conservation Area Statement states 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. The smallest practical size should be chosen with the dish kept to the rear of the property, below the ridge line and out of sight if at roof level.

To ensure that the proposed dishes, antenna and cabinet do not harm the appearance of the host building and conservation area revised plans were submitted which reposition all of the proposals on a stand close to the roof slope and behind an existing chimney stack. The proposed equipment would therefore not be visible from the streetscene or public view points.

The new external cabling which serves the communication equipment is proposed along the south, east and west elevations of the building. As the cabling measures between 15mm and 20mm thick and runs alongside architectural features of the building they are regarded not to represent an incongruous feature on the property.

To ensure that the visual prominence of the proposals are kept to a minimum, a condition should be attached to the planning approval requiring for the colour of the proposed aerial, satellite dishes and pvc external cable runs to match as closely as possible the building. In addition, the supporting mount for the antenna shall be required to be designed as unobtrusive as possible, and should be painted the same colour as the antenna.

Residential Amenity

The proposed equipment is sited on the roof and a sufficient distance away from windows serving residential apartments and is therefore considered not result in a loss of sunlight/daylight or outlook. The proposal is in accordance with Policy DP26 of the LDF.

Recommendation

Grant planning permission with conditions

DISCLAIMER

Decision route to be decided by nominated members on Monday 19th December 2011.

For further information see

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