

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>27/12/2011</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	08/12/2011
<b>Officer</b>			<b>Application Number(s)</b>		
Lauren McMahon			2011/5472/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Flats A-G 11 Caversham Road London NW5 2DT			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, 1 new antenna with associated equipment, 1 cabinet and new external cable runs to each residential flat (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>07</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>Site notice, 14/11/2011 – 05/12/2011; press advertisement, 17/11/2011 – 08/12/2011.</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.</p> <p>One letter of support was received from an occupant of 11B Cavendish Road: “I understand the need for satellite dishes, a new antenna, a cabinet and external cabling – so therefore I appreciate the work that will be done and support the application.”</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	Bartholomew CAAC was formally consulted: no response was received.					

## Site Description

The application site comprises a semi detached five-storey residential building located on the south side of Caversham Road. Adjoining to the west is its pair no. 9 Caversham Road and to the east are similar residential paired dwellings. The (contemporary, in comparison with the majority of the buildings along Caversham Road) residential building is not listed, nor has been identified as being a positive contributor to the Bartholomew 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.

### Bartholomew Estate Conservation Area Statement.

### PPG8: Telecommunications, August 2001

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

## Assessment

### The Proposal

1. The proposal is for the installation of 2 communal satellite dishes, a new antenna and a light grey main cabinet mounted on the eastern (side) wall of the residential block. New cable would run from the main cabinet along the eastern (side) and southern (rear) façades, leading into each of the individual flats. A power cable would run from the main cabinet to an intake cupboard located in the ground floor hallway.

### Background/ Context

2. 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.
3. 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.
4. 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.
5. 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**

6. The block is proposed to be served by 2 x 800mm diameter receiver dishes, a 4.0m pole-mounted aerial and a light grey main cabinet 750x500mm mounted on the eastern wall of the residential block. Given the equipment is setback back from Caversham Road and positioned at a high level on the side wall, it will not be highly noticeable when viewed from the streetscene and would be barely noticeable against the greater bulk of the residential block.
7. New brown cabling would run from the main cabinet along the eastern and southern façades, leading into each of the individual flats. The cabling would not be highly visible from the streetscene and is proposed to be brown which would match the brickwork and would therefore reduce the visual impact of the cabling. A power cable would run from the main cabinet along the eastern facade to the hallway of the ground floor, where the power is located. The colour of the power cable has not been specified and to reduce its visual impact, a condition will be imposed for the cable to match the brickwork as closely as possible.
8. Subject to the colour of the cabling which can be conditioned, 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 block or the character and appearance of the 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 considered to be appropriate.
9. 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. A condition will specify that when the proposed equipment is subsequently no longer required it is removed in order to minimise the impact on the appearance of the building.

**Recommendation:** Approve.

### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 19<sup>th</sup> December 2011.**  
**For further information see**

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