

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		20/12/2011	
		N/A / attached		Consultation Expiry Date:		01/12/2011	
Officer				Application Number(s)			
Lauren McMahon				2011/5347/P			
Application Address				Drawing Numbers			
Flats 1 - 12 50 Britannia Street London WC1X 9JH				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of 2 communal satellite dishes, a new antenna with associated equipment cabinet and new external cable runs to the block of flats (Class C3).							
Recommendation(s):		Grant Planning Permission					
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:		Site notice, 04/11/2011 – 25/11/2011; press advertisement, 10/11/2011 – 01/12/2011. 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. No formal representations have been received either in response to this consultation or the site/press notices.					
CAAC/Local groups* comments: *Please Specify		Kings Cross CAAC was formally consulted: no response was received.					

Site Description

The site comprises of a six-storey residential block located on the corner of Britannia Street and Gray's Inn Road. Adjoining to the east and north of the site are residential blocks. The host building is not listed, nor has it been identified as being a positive contributor to the Kings Cross St Pancras 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.

Kings Cross/St Pancras 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 and an antenna mounted on the side wall of the tank room which is located on the flat roof of the building. A new light grey cabinet is to be located on the inside wall of the tank room and new brown cables would run from this cabinet along the roof to 3 entry points, along the front façade (Britannia Street), leading to each of the individual flats of the residential block.

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 and a 4m pole-mounted aerial mounted on the side wall of a tank room which is located on the roof level. The equipment located on the roof would 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. The pole mounted antenna would protrude no more than 3.2 metres above the tank room structure and would be similarly insignificant against the bulk of the building and similar in scale and appearance to other forms of domestic TV receiving equipment which are now an established part of almost any streetscene. The light grey equipment cabinet would measure 800x800mm and would be positioned inside the tank room and therefore would not be visible from the public realm.
7. The cabling would run from the main cabinet in bunches to serve the living rooms of the each of the flats in the residential block. The new cable is to be brown and would run along the southern façade which fronts Britannia Street. The colour of the cabling would match the brickwork of host building, brown and therefore would reduce its visual impact along the streetscene.
8. 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 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/>