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| Delegated Report (Members Briefing) | | Analysis sheet | | Expiry Date: | | 26/12/2011 | |
| | | N/A / attached | | Consultation Expiry Date: | | 08/12/2011 | |
| Officer | | | | Application Number(s) | | | |
| Lauren McMahon | | | | 2011/5454/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 30-32 Rhyl Street and 60 Malden Road London NW5 3HA | | | | Refer to draft decision notice. | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
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| Proposal(s) | | | | | | | |
| Installation of 2 communal satellite dishes, a new antenna with associated equipment cabinet and new external cable runs to 2x 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 | 10 | No. of responses | 01 | No. of objections | 00 |
| | | | | No. Electronic | 00 | | |
| Summary of consultation responses: | | <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 & 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 response was received from the occupant of 30A Rhyl Street: I support this application. Can this facility be used by my address aswell?</p> <p><i>Officers response: the occupant of 30A Rhyl Street was contacted 29/11/2011 via telephone and the purpose of the equipment was explained. The occupant had no further comments.</i></p> | | | | | |
| CAAC/Local groups* comments: *Please Specify | | Kentish Town CAAC was formally consulted: no response was received. | | | | | |

Site Description

The application site comprises two adjoining residential blocks, the first is 60 Malden Street which is a four-storey residential block located on the corner of Malden Street and Rhyl Street. The second property is 30-32 Rhyl Street which is a three-storey property located on the northern side of Rhyl Street. The residential blocks are not listed but have been identified as being positive contributor to the Kentish Town Conservation Area of which they form part of.

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.

Kentish Town Conservation Area Appraisal and Management Strategy, March 2011.

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, an antenna and a light grey cabinet mounted on the western gable end of the residential block, 30-32 Rhyl Street. New brown cables would run from the main cabinet along the Rhyl Street and Malden Street facades, leading to each of the individual flats of the residential block. An intake cupboard would be positioned in the ground floor stairwell of the residential block, 60 Malden Road.

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 3m pole-mounted aerial and a light grey main cabinet mounted on the western gable end of the residential block, 30-32 Rhyl Street. The receiver dishes and aerial are to be located high on the western (side) wall and therefore would not be highly visible from the ground level except in more distant views where it would be barely noticeable against the greater bulk of the residential blocks. The pole mounted antenna would protrude no more than 2 metres above the roof and would be similarly insignificant against the bulk of the buildings 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 750x500mm and would not be highly visible from the public realm given it is relatively small.
7. The new brown cabling would run from the main cabinet in bunches to serve the living rooms of the each of the flats in the residential block. It would run along the Rhyl Street and Malden Street facades, leading to each of the individual flats of the residential block. The cabling would run along the brown brickwork of the residential blocks with the exception of the cable running along the ground floor fascia of 30-32 Rhyl Street which is white. To reduce its visual impact, a condition will be imposed for this proportion of the cable to be painted white.
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 blocks 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/>