

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		18/10/2010	
		N/A / attached		Consultation Expiry Date:		13/10/2010	
Officer				Application Number(s)			
David Glasgow				2010/4278/P			
Application Address				Drawing Numbers			
Upper Maisonette 39 Constantine Road London NW3 2LN				Refer draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of satellite dish on rear roof slope of upper floor maisonette (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	01	No. of objections	01
				No. Electronic	01		
Summary of consultation responses:		<p>A Site Notice was displayed from 17/09/2010 expiring on 22/09/2010. One objection was received from the occupier of Sunnyside, Agincourt Road. The issues raised are as follows:</p> <ul style="list-style-type: none"> “This is a conservation area and adding solar panels and especially a satellite dish, will be blight on the neighbourhood. Anytime I look out my northern window I will have to look at both of these. Virgin supplies excellent cable service in the area and most of our neighbours that I have spoken with have opted for this service given the tight (and justifiably so) regulations on satellite dishes. Please do not allow this unnecessary application to be approved” <p>Office comment: see sections 1 and 3 below.</p>					

CAAC/Local groups* comments:

*Please Specify

Mansfield CAAC objects "We object to the wholesale disturbance of the front pitch of a house in the CA, with roof lights and solar panels. This application shows the vital need for a Camden SPG on solar panels. We object to the satellite dishes to the front elevation. Is this dish to be visible?"

Officer comment: See sections 1 and 3 below.

Site Description

The site is the top floor maisonette of a 3 storey terraced dwelling located on the North side of Constantine Road at the junction of Constantine Road and Agincourt Road. The building is not listed but is located within the Mansfield Conservation Area. It is considered to make a positive contribution to the character and appearance of the conservation area.

Relevant History

- 36514 - The continued use as two self contained flats. Granted 15/08/1983.
- 2003/3645/P - Conversion of loft space to provide additional accommodation, two dormer windows; new and replacement rooflight to be added. Granted 19/03/2004

Relevant policies

Replacement Unitary Development Plan 2006

- B1- General design principles
- B3- Alterations and extensions
- B7- Conservation Areas
- SD6- Amenity for occupiers and neighbours

Camden Panning Guidance 2006

Mansfield Conservation Area Statement 2008

LDF Core Strategy and Development Policies

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound. This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter. However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.

Core Strategy

- CS1 – Distribution of growth
- CS5 – Managing the impact of growth and development
- CS14 – Promoting high quality places and conserving our heritage

Relevant Policies in Camden Development Policies

- DP24 – Securing high quality design
- DP25 – Conserving Camden's heritage
- DP26 – Managing the impact of development on occupiers and neighbour.

Assessment

1.0 Background

1.1 The application as submitted located a solar panel and satellite dish on the front roofslope of the building. The application has been amended to locate the solar panel on the flat roof of the existing rear dormer and the satellite dish to the rear roof slope. The solar panel as relocated satisfies the definition of permitted development under Part 40 of The Town and Country Planning (General Permitted Development) Order 1995 (As Amended) and is not considered as part of this application.

2.0 Proposal

2.1 The proposal is for the installation of a satellite dish fixed to the rear roof slope of the building between the two existing chimney stacks. The satellite dish is to be of grey mesh and will protrude approximately 0.5 metres above the roof slope measuring approximately 0.25sqm with a maximum diameter of 0.6 metres.

3.0 Design

3.1 Fixed to the rear roof slope between the existing chimneys stacks, the satellite dish will not be viewed against the sky and is not considered to be visually prominent when viewed from the street. The satellite dish would meet the size and sighting requirements to satisfy the definition of permitted development under the GPDO if the property were a single dwellinghouse, and in fact replicates the position of the neighbouring satellite dish erected as permitted development at No. 37 Constantine Road. The small size and rear roof slope positioning of the dish particularly when viewed in the context of the neighbouring satellite dish is not considered to harm the appearance of the host building, the terrace or the conservation area.

3.2 However in order to protect the general design and appearance of the building and local area, it is recommended a condition is added denoting that the equipment be removed from the building as soon as reasonably practicable when no longer required. A further condition is recommended which specifies that the colour of the dish to be grey to match as closely as possible the background. Further, the supporting mount shall be designed to be as unobtrusive as possible and painted the same colour as the antenna.

4.0 Amenity

4.1 The proposed satellite is not considered to give rise to any loss of amenity to neighbouring occupiers owing to its careful positioning.

5.0 Conclusion

5.1 It is considered that the satellite dish, due to its small size, location on the rear roof slope between the two chimney stacks and permeable mesh design will not be visually prominent and will therefore not result in harm to the appearance of the host building, the roofscape of the terrace of which the building forms a part, or the wider conservation area.

5.0 Recommendation

5.1 Grant Planning Permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 18th October 2010. For further information see

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