

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 2<sup>nd</sup> November 2009. For further information see <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	03/11/2009
		N/A	<b>Consultation Expiry Date:</b>	07/10/2009
<b>Officer</b>			<b>Application Number(s)</b>	
Jennifer Walsh			2009/3684/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
170 Drury Lane London WC2B 5PD			Please 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>				
Retention of satellite dish on roof at 9th floor level facing Drury Lane in connection with betting shop (Class A2) at ground floor level.				
<b>Recommendation(s):</b>		Grant Planning Permission		
<b>Application Type:</b>		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	84	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	A site notice was displayed from 11/09/09 – 02/10/2009. No response has been received.					
CAAC/Local groups comments:	<b>Covent Garden CAAC objected to the proposal on the following grounds:</b> - Ugly additions to the rooflines of the buildings are a problem. - If this dish is planned such that it is visible from street level, then it should be moved. (Please refer to paragraph 2.2)					

### Site Description

The application site is an eight storey building with tower above located on the north side of Drury Lane on the corner of Macklin Street and Drury Lane. The application relates to the roof of the eight storey building in connection with the betting shop (Class A2) located on the ground floor. The site is not listed, but is located within the Seven Dials (Covent Garden) Conservation Area.

### Relevant History

**2006/3579/P:** Installation of 1x90cm diameter and 1x60cm diameter satellite dishes and aerial on the roof of third floor in connection with retail premises at ground floor level. **GRANTED 02/10/2006**

### Relevant policies

#### **Camden Unitary Development Plan 2006**

B1 General design principles

B3 Alterations and extensions

B7 Conservation Areas

SD6 Amenity for occupiers and neighbours

#### **Camden Planning Guidance**

**Seven Dials (Covent Garden) Conservation Area Statement**

## Assessment

### 1.0 Proposal

- 1.1 The application is for the retention of a satellite dish on the roof of the eight storey building in connection with the ground floor betting shop (Class A2). The mounting pole of the satellite dish is fixed against a 2m high parapet wall that is perpendicular to the main front façade of the building. It measures 1.6 metres in height and has a 90cm diameter dish attached to the top. The satellite dish is located on the north-west side of the roof and is set back from the parapet wall of the front elevation by 2 metres.
- 1.2 The mounting pole and satellite dish is white in colour and is attached to the wall by galvanised steel brackets.

### 2.0 Main Issues

2.1 The main issues in regard to this case are the impact on the character and appearance of the Conservation Area as well as the impact on the amenity of adjacent occupiers.

#### 2.2 The impact of the satellite dish on the character and appearance of the host building and conservation area

The Seven Dials (Covent Garden) Conservation Area Statement advises that dishes should not be located in prominent positions, should be of the smallest possible size and be out of site at roof level.

A 1m high parapet wall surrounds the upper part of the roof where the satellite dish is located. Given its location and design the satellite would not have an adverse impact on the character and appearance of this modern building. The satellite dish is set back 2m from the front parapet wall where views of the dish are screened from Drury Lane. Consequently the satellite dish would not have an adverse impact on the character or appearance of the conservation area and would be considered acceptable.

There are many other examples of aerials that are visible on the host property as well as neighbouring properties. However, there is no planning history relating to these additions.

#### 2.3 The impact on the amenity of adjacent occupiers

The proposal would not cause any undue harm with regard to the amenity of the neighbouring properties in terms of access to sunlight, daylight, overlooking, visual bulk or sense of enclosure, and thus is considered to be consistent with Policy SD6 of the UDP.

**Recommendation: Grant Planning Permission**