

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	04/10/2006
		N/A		Consultation Expiry Date:	15/09/06
Officer			Application Number(s)		
Charles Thuaire			2006/0923/P		
Application Address			Drawing Numbers		
Flat 3 38 - 40 Eton Avenue London NW3 3HL			Site Location Plan; Photographs x 4		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	Date	
Proposal(s) Retention of a satellite dish at ground floor level of front elevation adjacent to bay window west of entrance porch.					
Recommendation(s):		Grant permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	01	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed from 25/08/06 to 15/09/06.</p> <p>No responses.</p>					
CAAC/Local groups* comments: *Please Specify	<p>Belsize CAAC The Conservation Area Statement (BE30) states that dishes are not normally acceptable on the main façade of a building or a prominent position visible from street. <i>Response: The dish is small and inconspicuous and is barely visible from the street. It will have a negligible impact on the character and appearance of the building or the conservation area.</i></p> <p>Belsize Residents Association Small and unobtrusive piece of equipment, but the precedent that approval would set would be serious and damaging to character of Conservation Area. <i>Response: A small dish in this specific position would not set a damaging precedent for others, given that future proposals for other dishes at higher levels and of larger sizes would be assessed on their own merits for their impact on the building and townscape</i></p>					

Site Description

The application site is 3 storey plus basement and attic detached property divided into flats in Belsize Conservation Area. It is of Edwardian origin and style, but has modern post-war entrance lobby façade and porch.

Relevant History

No relevant planning history

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

London Borough of Camden adopted Unitary Development Plan (2006)

B5,B7

Supplementary Planning Guidance

Belsize Conservation Area Statement

Assessment

The application arises out of a complaint made by a neighbour in one of the flats in the building. The dish was installed in June 2005 and is 52 x 40 cm in size and black mesh, positioned on the window sill of the front bay window at upper ground level and to the west of the entrance lobby porch.

It is hardly visible from the street being obscured by a high bush in the front garden. It only becomes visible in the street as one passes the entrance path to the block and otherwise it is visible in the property's curtilage just as one climbs the steps to the entrance door. It is very small and inconspicuous and blends in with the grey and black metal of the entrance porch. It is considered to have a minimal impact on the appearance of the property and negligible impact on the character and appearance of the Conservation Area, even if the obscuring bush were to be removed in the future. It should be noted that 2 other similar dishes exist on the front elevations of the basement flats below and other modern equipment such as burglar alarms exist also on the main facade. It is considered that a small dish in this specific position would not set a damaging precedent for others, given that future proposals for other dishes at higher levels and of larger sizes would be assessed on their own merits for their impact on the building and townscape.

Recommendation: Approval.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613