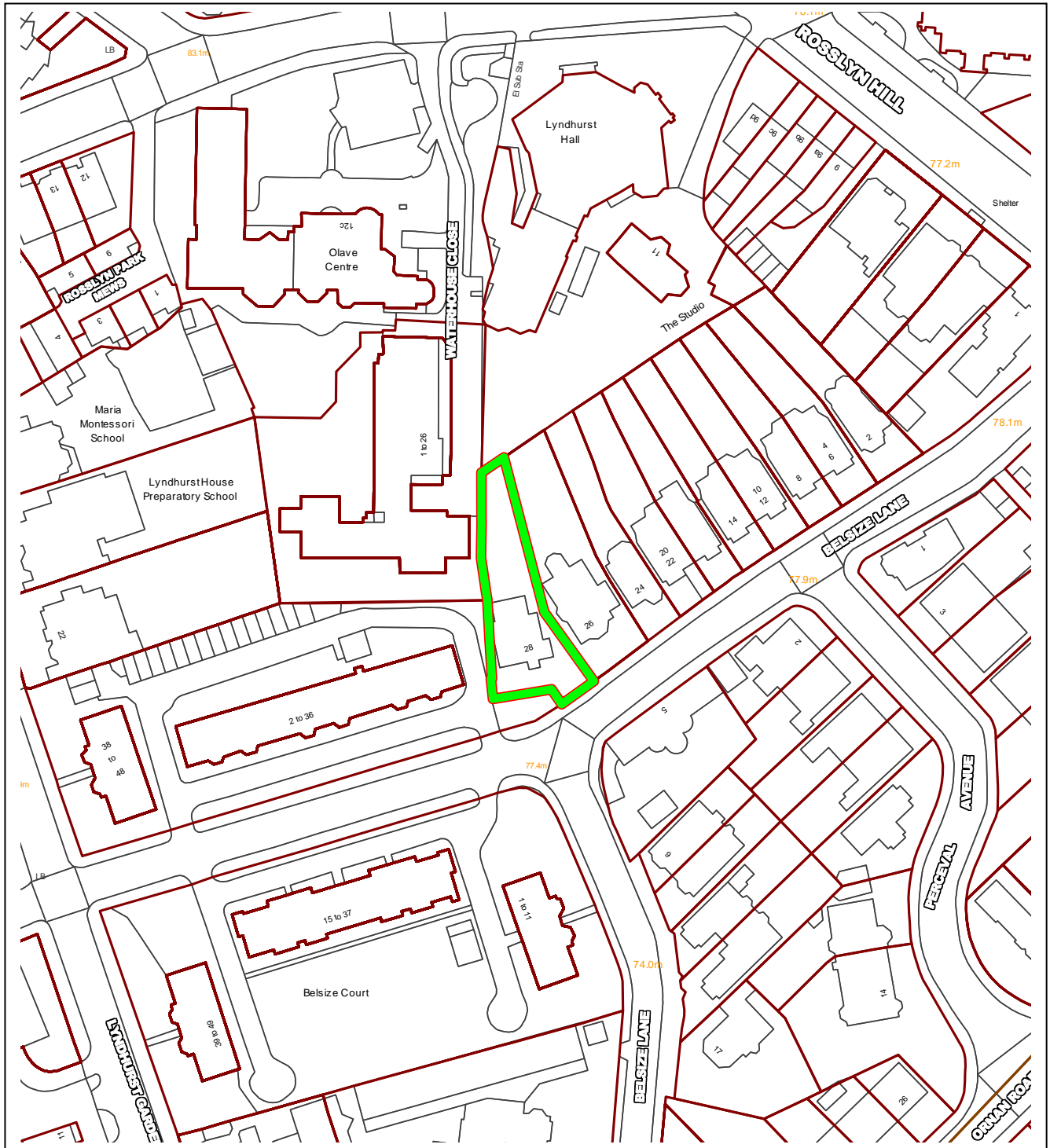
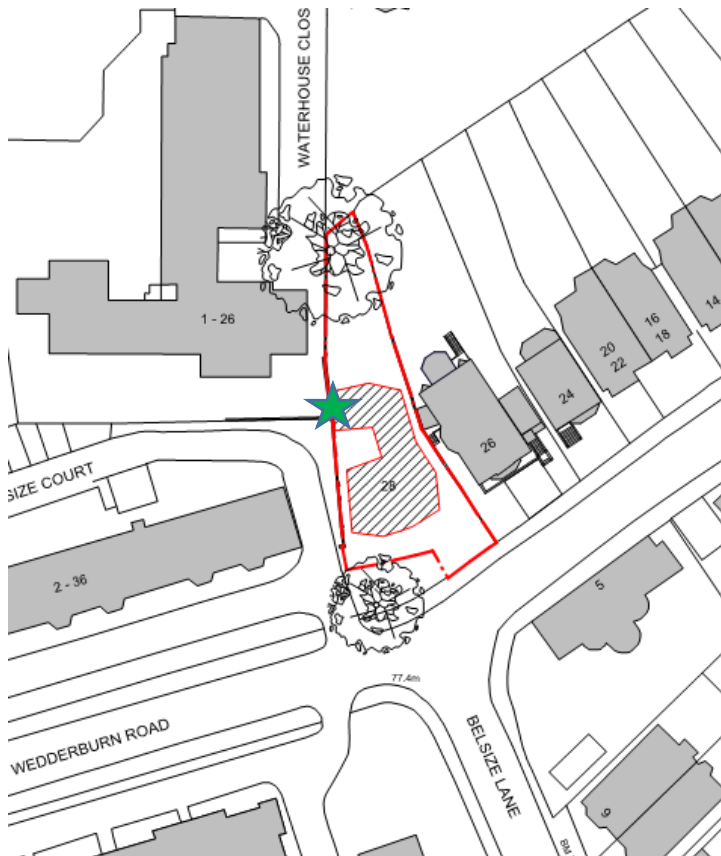


28 Belsize Lane 2017/4934/P



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1. Location of rear wing and dish (shown by green star)



2. West side view from Belsize Court (location of dish shown by green star)



3. Front view adjoining Belsize Court



4. Front view adjoining 26 Belsize Lane

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	30/10/2017
		N/A		Consultation Expiry Date:	11.10.17
Officer			Application Number(s)		
Charles Thuaire			2017/4934/P		
Application Address			Drawing Numbers		
28 Belsize Lane London NW3 5AB			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of satellite dish on west side of roof at rear.					
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	00	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>Press advert and site notice expired 11.10.17 and 12.10.17.</p> <p><u>neighbour at 26 Belsize Lane objects-</u> satellite dish would be obtrusively visible from Flats 3 & 4, and would obstruct their 'green' outlook and amenities; appearance of the new house has already been compromised by the fourteen roof pipework outlets (in lieu of the original three) and this satellite dish would worsen the situation; there is nothing to stop a much larger dish being fitted; dish has been located where it is visible from all the surrounding properties, but only just visible from No 28 whose amenities would not be affected by it; dish could be located below the west side wall parapets, which would render it virtually invisible; suggest use of cable TV</p> <p>(Response- see paras 3.1, 3.2, 3.4)</p>					
CAAC/Local groups* comments: *Please Specify	<p><u>Hampstead CAAC comments-</u> 'HCAAC considers the proposed dish must be located on the south-facing wall of the inset courtyard area not on the site boundary side'.</p> <p>(Response- see para 3.2)</p>					

Site Description

The site originally had a 2 storey detached dwellinghouse but is now demolished and works are underway to implement the last permission for a new house of contemporary design. It is on the north side of Belsize Lane within Fitzjohns/Netherhall conservation area. The sides of the new house face windows in the flank elevations of 26 Belsize Lane (a Victorian property divided into flats) to the east and Belsize Court (a 1930's block of flats) to the west.

Relevant History

2008/0285/P- 29.4.08- pp granted for the erection of a new 3-storey plus basement dwelling house with bronze cladding (Class C3)

2010/3112/P- 23/03/2011- pp granted with S106 - Renewal of planning permission dated 29.4.08 ref 2008/0285/P for the erection of a new 3-storey plus basement dwelling house with bronze cladding (Class C3)

2014/4163/P- 01/08/2014- NMA approved- Reconfiguration of basement level, erection of side ground floor extension, enclosure to rear first floor terrace, revision to internal layouts, and amendments to fenestration and cladding, as an amendment to planning permission reference 2010/3112/P dated 23/03/11 for the erection of a new 3-storey plus basement dwelling house with bronze cladding.

Relevant policies

Camden Local Plan 2017

A1 Managing the impact of development
D1 Design
D2 Heritage

Assessment

1. Proposal

1.1 Installation of a satellite dish 60cm x 60cm on the 2 storey rear wing of the house. It will be attached to the side wall facing east towards Belsize Court and projecting above its roof by approx. 30cm.

2. Issues

- design, impact on conservation area;
- impact on amenities of neighbours

3. Assessment

Design

3.1 The dish is small and discreet in its size and location. It will be a typical round grey mesh dish which can be coloured to blend into its surroundings and a condition will be imposed to require it to match the bronze cladding of the house. There are other approved projecting elements of a utilitarian nature on this roof such as vent ducts and chimneys, and this dish is not considered incongruous in its nature or position. It is noted that other dishes are visible on neighbouring properties such as on the end gable wall of Waterhouse Close to the west (behind Belsize Court). The proposed dish's position on the house's rear wing, behind the 3 storey front wing, means that it will be minimally visible from the street; indeed it will be heavily screened by trees and foliage along the side boundary in views from both the street and Belsize Court to the west. It will not harm the character and appearance of the host building, the streetscene or the conservation area.

3.2 In response to the requirement by the CAAC for resiting the dish to the inset courtyard wall, the dish needs to point southeast to receive the signal which means the proposed position needs to be far enough away from the 3 storey part of the building at the front to allow for optimal signal strength. The position proposed by the CAAC would be too close to the 3 storey part of the building which would overshadow the dish and thus would have a negative impact on the signal strength and function of the dish. This position also means that the dish would be more visible from the neighbouring side windows at 26 Belsize Lane, compared to that currently proposed which is further away on the western boundary.

3.3 The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Amenity

3.4 The small size and position of the dish at the rearmost wing, furthest away from 26 Belsize Lane, means that it will very discreet in views from neighbours- it will be in line with the rear facade of no.26, so not directly visible from their side or rear windows, and it will not face directly any windows of Belsize Court and Waterhouse Close to the west. The dish will thus not cause any loss of light or outlook to neighbours.

4. Recommendation: Grant planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13th November 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Ross McDonald
Alison Brooks Architects
Unit 610 Highgate Studios
53-79 Highgate Road
London NW5 1TL

Application Ref: **2017/4934/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

7 November 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
28 Belsize Lane
London NW3 5AB

DECISION

Proposal:
Installation of satellite dish on west side of roof at rear.
Drawing Nos: 2214- 0001, PL2011-rev1, 0214-rev5, 0113-rev4

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans- 2214- 0001, PL2011-rev1, 0214-rev5, 0113-rev4

Executive Director Supporting Communities



Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 The apparatus hereby approved shall be removed from the building as soon as reasonably practicable when no longer required.

Reason: In order to minimize the impact on the appearance of the building and local environment in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The colour of the proposed satellite dish shall match as closely as possible the part of the building to which it is attached. The supporting mount shall be designed to be as unobtrusive as possible and should be painted the same colour as the antenna.

Reason: In order to minimize the impact on the appearance of the building and local environment in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning