



# ISLINGTON

Development Management Service  
Planning and Development Division  
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<b>PLANNING SUB A COMMITTEE</b>		<b>AGENDA ITEM NO:</b>	B5
<b>Date:</b>	24 APRIL 2012		

<b>Application number</b>	P112734
<b>Application type</b>	Full Planning Application
<b>Site Address:</b>	Thornhill Houses, 88, Thornhill Road, Islington, London, N1 1PA
<b>Proposal</b>	Installation of a satellite dish and associated mast, cabling and boxes.

## RECOMMENDATION

That the Committee resolve to **GRANT** planning permission as set out in Appendix 1.

## **INTRODUCTION**

### **Site**

1. The application site is occupied by a charming late Victorian Mansion Block of architectural merit. The site is located on the south-eastern side of Thornhill Road at the junction with Offord Road. The building is not statutory listed.

### **Surroundings**

2. The application site is situated within the Barnsbury Conservation Area. The surrounding area is predominantly residential in character.

### **Proposal (in Detail)**

3. The current application is a resubmission of the application that was withdrawn in November 2011 under ref. P091317. The application was withdrawn as the proposal was considered unacceptable in principle due to overall appearance and location of satellite dish.
4. It is now proposed to locate the satellite dish on the wall between no. 83 Thornhill House and 10 Avon House. (The OS Map has Buckland and Avon House labelled differently. This report will refer to the labelling of the OS Map rather than the application drawing).
5. It is further proposed to retain the associated mast to the southern elevation of Thornhill Houses; external cabling and cable boxes (x1 to the Offord Road frontage, x2 to the Thornhill Road frontage and x2 to the rear elevation of Thornhill House), with the cable boxes painted brown.
6. The satellite dish and associated mast, external cabling and cable boxes are communal and would serve three residential blocks (Thornhill House, Buckland House and Avon House).

### **Issues**

7. The main issues arising from this proposal relate to the:
  - Conservation and Design

### **Relevant History**

8. 22 November 2011: A Planning Application (Ref. P091317) for *Installation of a new Digital IRS TV/FM Aerial and 90cm Satellite dish* was withdrawn
9. 17 August 2010: Planning Application (Ref. P101016) granted for *Replacement of communal entrance doors with new doors.*
10. 27 August 2009: Planning Permission (Ref. P091317) Refused for *Replacement of metal railing gate in archway opening on Thornhill Road with full-height metal railing gate with access control. Replacement of entrance door and screen at the five street entrances to Thornhill House (three on Thornhill Road, one on Offord Road and one on*

*Barnsbury Park) and at the five corresponding entrances from the rear courtyard with new metal-framed, entryphone-controlled entrance doors and screens.*

## **CONSULTATION**

### **Public Consultation**

11. Letters were sent to occupants to adjoining and nearby properties at Offord Road, Thornnhill Road, and Beech Tree Close on 10 February 2012. A site notice and press advert were displayed on 16 February 2012. The public consultation of the application therefore expired on 08 March 2012, however it is the Council's practice to continue to consider representations made up until the date of a decision.
12. At the time of the writing of this report a total of 7 responses had been received from the public with regard to the application, including one representing the views of the residents. The issues raised can be summarised as follows:
  - The aerial boxes & cabling are unattractive & not in keeping with the building
  - The aerial & boxes should be located at roof level

### **Internal Consultees**

13. **Conservation and Design** – The Council's Conservation and Design Officer stated the brown boxes and the final look of the wires is an improvement of the previous proposal but it would be preferable for the cables etc not to be fixed to the external wall. *HFI have advised that the options to the install the cables to the rear elevation or internally would greatly increase the risk of property damage as the front rooms are on the street side of the building. In addition the cabinets being on the external wall make it more accessible to maintain and service the system should the need arise.*

## **RELEVANT POLICIES**

### **National Guidance**

14. The following national and regional guidance is considered particularly relevant to this application:

National Planning Policy Framework

### **Development Plan**

15. The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011 and Islington Unitary Development Plan 2002. The following policies of the Development Plan are considered relevant to this application:

#### **The London Plan 2011 - Spatial Development Strategy for Greater London**

##### **7 London's living places and spaces**

Policy 7.4 Local character

Policy 7.6 Architecture

#### **Islington Core Strategy 2011**

## **Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)**

### **Islington Unitary Development Plan (2002)**

#### **Environment Policies:**

**Env10** (Street Furniture, Paving and the Streetscene)

#### **Conservation and Design Policies:**

**D3** (Site Planning)

**D4** (Designing in Context)

**D11** (Alterations and Extensions)

**D24** (Materials)

### **Designations**

16. The site has the following designations under the London Plan 2011 and Islington Unitary Development Plan (2002):

- Barnsbury Conservation Area

### **Supplementary Planning Guidance (SPG) / Document (SPD)**

17. The following SPG's and/or SPD's are relevant:

#### **Islington UDP**

- Conservation Area Design Guidelines
- Planning Standards Guidelines
- Urban Design Guide

## **EVALUATION**

### **Conservation and Design**

18. The location of the satellite dish to the rear elevation of Thornhill House behind the southern flank wall to Avon House would not be visible from the public realm. The satellite dish has a diameter of just 80cm and given the size of the building and its position it is therefore considered that it would not significantly impact on the character and appearance of the Conservation Area. In addition, due to size, appearance and location the retention of the 5m high mast and associated aerial to the rear elevation of Thornhill House is also considered acceptable and would not significantly impact on the architectural character of the building and the Conservation Area.
19. There are concerns regarding the cables and cable boxes situated to the Offord Road and Thornhill frontages. The installation of cables and cable boxes to the street frontage is not ideal. However, the colour of the cables is considered to blend with the original building and these are therefore not visually prominent. The cable boxes on the front elevations have been painted brown in an attempt to blend with the colour of the brickwork of the building. This is not entirely successful and a condition will require that the boxes are repainted to achieve a better match.

20. The proposed single communal satellite dish serving three residential blocks will reduce the need for multiple dishes to serve individual properties within the residential blocks. Multiple satellite dishes on a single building result in visual clutter and are damaging to the architectural character of the original building. It is therefore considered that on balance the installation of a communal satellite dish and associated mast, cabling and cable boxes is acceptable in principle.
21. Overall, it is considered that the character and appearance of the surrounding Barnsbury Conservation Area would be preserved.

### **Neighbouring Amenity**

22. It is considered that the neighbouring properties would not suffer an unreasonable loss of light, outlook, privacy, security or be disturbed.

### **Conclusion**

23. The development is considered to be appropriate and in accordance with relevant National and Regional Guidance, UDP policies and Supplementary Planning Guidance for the reasons noted above. Approval is recommended subject to conditions
24. It is recommended that planning permission be granted for the reasons and details as set out in Appendix 1 - RECOMMENDATIONS.

## APPENDIX 1 – RECOMMENDATIONS

SCHEDULE OF APPLICATION DETAILS	
<b>Application reference</b>	P112734
<b>Proposal</b>	Installation of a satellite dish and associated mast, cabling and boxes.
<b>Drawing numbers</b>	Design & Access Statement; Heritage Statement; Structural Survey; Proposed Floor Plan; EL0001 – Location Plan, Thornhill 1 – 8, Avon, Buckland Houses Proposed Installation; X2 Photo –Sheets;.

<b>Type of application</b>	Full Planning Application
<b>Application received</b>	15 November 2011
<b>Application completed</b>	22 March 2012
<b>Name of applicant</b>	Homes for Islington
<b>Name of agent</b>	Ryan Zimmerman Homes for Islington
<b>Case officer</b>	Sandra Chivero
<b>Area Team</b>	East/West
<b>Heritage information</b>	Barnsbury Conservation Area
<b>Ward</b>	West Area – Barnsbury Ward
<b>PS2 code description</b>	
<b>91st day</b>	N/A

### RECOMMENDATION A

That the grant of planning permission be subject to **conditions** to secure the following:

#### List of Conditions:

<b>1</b>	<b>Approved plans list</b> CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans: Design & Access Statement; Heritage Statement; Structural Survey; Proposed Floor Plan; EL0001 – Location Plan, Thornhill 1 – 8, Avon, Buckland Houses Proposed Installation; X2 Photo –Sheets;.  REASON: To comply with Section 70(1)(a) of the Town and Country Planning Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.
<b>2</b>	<b>Cable Boxes</b> CONDITION: The cable boxes hereby approved shall be painted brown to match the existing building in terms of colour and shall be maintained as such thereafter.  The colour of the cable boxes shall be agreed in writing with 2 months of the permission and shall be painted within 3 months of the permission and so maintained permanently thereafter.  REASON: To ensure that the appearance of the building is acceptable in accordance with policies: 7.4 and 7.6 of the London Plan 2011, policies: D11 of the

## RECOMMENDATION B

That if members are minded to approve this proposal officers recommend that the following summary forms the **reasons for grant** to be published on the decision notice:

This proposal has been approved following consideration of all the relevant policies in the Development Plan (London Plan 2011, Islington Core Strategy 2011 and Islington Unitary Development Plan 2002), Government Planning Policy Guidance/Statements and other material considerations.

- This decision was made by the Members of the Planning SUB A Committee on the 24 April 2012.
- It is considered that the proposal would not significantly impact on the architectural character of the original building. It also considered that the character and appearance of the surrounding Barnsbury Conservation Area would be preserved.
- It is further considered that the neighbouring properties would not suffer an unreasonable loss of light, outlook, privacy, security or be disturbed.

Subject to conditions the proposal is considered to further comply policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment), of the Core Strategy and policies Env10 (Street Furniture, Paving and the Streetscene), D3 (Site Planning), D4 (Designing in Context), D11 (Alterations and Extensions) and D24 (Materials) of the Islington Unitary Development Plan (2002); the guidance contained with the Conservation Design Guide (2002) and the Urban Design Guide (2006)