

<b>Committee:</b> Development	<b>Date:</b> 14 <sup>th</sup> November 2012	<b>Classification:</b> Unrestricted	<b>Agenda Item:</b>
<b>Report of:</b> Corporate Director of Development and Renewal		<b>Title:</b> Listed Building Application	
<b>Case Officer:</b> Adam Williams		<b>Ref No:</b> PA/12/01642 PA/12/01784 PA/12/01760 PA/12/01790 PA/12/01793 PA/12/01819 PA/12/01877	
		<b>Ward:</b> Weavers	

## 1.0 APPLICATION DETAILS

**1.1 Location:** The Boundary Estate - Marlow House, Clifton House, Molesey House, Sandford House, Hurley House, Sunbury House, Taplow House, Chertsey House, Shiplake House, Wargrave House, Walton House, Henley House, Hedsor House, Laleham House, and Iffley House

**Existing Use:** Residential

**Proposal:** Installation of 7 communal digital TV systems to serve 15 blocks, each comprising three antennas and one satellite dish, with associated external cabling, including the removal of all existing unauthorised satellite dishes.

**Documents & Drawing Nos:** **PA/12/01642**  
Planning, Design & Access Statement – Marlow House, prepared by SCC International, dated May 2012, including:  
Appendix 1 – Site Location Plan;  
Appendix 2 – Marlow House Integrated Reception System Plan, dated 19 March 2012, and Marlow House Integrated Reception System Annotated Photographs, dated 19 March 2012.

**PA/12/01784**  
Planning, Design & Access Statement – Sandford, Molesey, Clifton House, prepared by SCC International, dated May 2012, including:  
Appendix 1 – Site Location Plan;  
Appendix 2 – Clifton House, Sandford House, Molesey House Integrated Reception System Plan, dated 5 March 2012, and Clifton House, Sandford House, Molesey House Integrated Reception System Annotated Photographs, dated 5 March 2012.

**PA/12/01760**

Planning, Design & Access Statement – Hurley House, prepared by SCC International, dated May 2012, including:

Appendix 1 – Site Location Plan;

Appendix 2 - Hurley House Integrated Reception System Plan, dated 20 March 2012, and Hurley House Integrated Reception System Annotated Photographs, dated 20 March 2012.

**PA/12/01790**

Planning, Design & Access Statement – Chertsey, Taplow, Sunbury House, prepared by SCC International, dated May 2012, including:

Appendix 1 – Site Location Plan;

Appendix 2 - Taplow House, Chertsey House, Sunbury House Integrated Reception System Plan, dated 29 February 2012, and Taplow House, Chertsey House, Sunbury House Integrated Reception System Annotated Photographs, dated 29 February 2012.

**PA/12/01793**

Planning, Design & Access Statement – Wargrave & Shiplake Houses, prepared by SCC International, dated May 2012, including:

Appendix 1 – Site Location Plan;

Appendix 2 - Wargrave & Shiplake Houses Integrated Reception System Plan, dated 19 March 2012, and Wargrave House and Shiplake House Integrated Reception System Annotated Photographs, dated 19 March 2012.

**PA/12/01819**

Planning, Design & Access Statement – Walton & Henley Houses, prepared by SCC International, dated June 2012, including:

Appendix 1 – Site Location Plan;

Appendix 2 – Walton & Henley Houses Integrated Reception System Plan, dated 20 March 2012, and Walton & Henley Houses Integrated Reception System Annotated Photographs, dated 20 March 2012.

**PA/12/01877**

Planning, Design & Access Statement – Hedsor, Laleham, Iffley House, prepared by SCCI Alphatrack, dated June 2012, including:

Appendix 1 – Site Location Plan;

Appendix 2 – Laleham House, Iffley House, Hedsor House Integrated Reception System Plan, dated 5 March 2012, and Laleham House, Iffley House, Hedsor House Integrated Reception System Annotated Photographs, dated 6 March 2012.

**Applicant:**

SCCI Alphatrack Ltd

**Owner:**

LBTH

**Historic Building:** Grade II Listed

**Conservation Area:** Boundary Estate Conservation Area

## **2.0 SUMMARY OF MATERIAL PLANNING CONSIDERATIONS**

- 2.1 The local planning authority has considered the particular circumstances of this application against the Council's approved planning policies contained in the Adopted Core Strategy (2010), the London Borough of Tower Hamlets Unitary Development Plan (1998), the Council's Interim Planning Guidance (October 2007), the Council's Managing Development DPD (Proposed Submission Version May 2012), the London Plan 2011 and the National Planning Policy Framework and has found that:
- 2.2 The removal of the existing unauthorised satellite dishes and associated external cabling and installation of new communal digital TV systems would significantly reduce the visual clutter on the building facades and would, on balance, protect the special historic and architectural interest of the Grade II listed Buildings. The proposals therefore accords with Policy SP10(2) of the Council's adopted Core Strategy (2010), saved Policy DEV37 of the Unitary Development Plan (1998), Policy DM27 of the Managing Development DPD (Submission Version May 2012), Policy CON1 of the Interim Planning Guidance (2007) and government guidance set out in Section 12 of the National Planning Policy Framework (2012). These policies and government guidance seek to ensure that development protects the special historic and architectural interest of the Borough's Statutory Listed Buildings.

## **RECOMMENDATION**

3. That the Committee resolve to refer the application to the Government Office for West Midlands with the recommendation that the Council would be minded to grant Listed Building Consent subject to conditions as set out below.
- 3.1
1. Time Limit.
  2. Existing satellite dishes to be removed within 3 months.
  3. External cabling and head-end cabinets to be coloured to match adjacent facing materials.

## **4. BACKGROUND**

- 4.1 A large number of satellite dishes have been installed on the residential blocks within the Boundary Estate without the benefit of planning permission or listed building consent. The dishes are typically positioned in highly visible locations on the facades of the buildings and result in visual clutter that detracts from the architectural and historic interest of these Grade II listed buildings.
- 4.2 The applicant, SCCI Alphatrack Limited, has been contracted by Tower Hamlets Homes to remove the existing unauthorised satellite dishes on 15 blocks within the estate and to install new communal digital TV systems for use by residents in place of the existing dishes.
- 4.3 The Council cannot determine applications for Listed Building Consent for works to buildings that it owns. Regulation 13 of the Planning (Listed Building and Conservation Areas) Regulations 1990 requires that such applications are referred

to the Secretary of State, together with any representations received following statutory publicity.

- 4.4 The purpose of this report is to allow Members to recommend to the Secretary of State that the Council would be minded to grant Listed Building Consent, were it empowered to do so itself.
- 4.5 Concurrent applications for planning permission for the 7 communal digital TV systems have been submitted and are pending determination (see the 'Relevant Planning History' section of this report below).

## **5.0 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

- 5.1 Listed Building Consent is sought for the installation of 7 new communal digital TV systems to serve 15 residential blocks within the Boundary Estate, each comprising three antennas and one satellite dish, with associated external cabling. The proposal includes the removal of the existing unauthorised satellite dishes from the buildings.

### **Site and Surroundings**

- 5.2 The current applications for Listed Building Consent relate to 15 Grade II listed residential blocks within the Boundary Estate. The Boundary Estate was built between built 1894-1900 by the London County Council (LCC) following one of the first slum clearances in the east end. The estate was the first to be developed by the LCC and comprises 20 blocks of 5 storey flats, two schools (one still in operation), workshops and commercial shops, all built around a central circus, known as Arnold Circus.
- 5.3 The surrounding area is predominantly residential in character, with some commercial uses, including retail shops, cafes, restaurants and bars, located Shoreditch High Street to the west of the Estate and Redchurch Street and Bethnal Green Road to the south of the Estate.
- 5.4 The site is located within the Boundary Estate Conservation Area, which was designated in December 1985 and covers Arnold Circus and the surrounding social housing estate in an area formally known as "The Nichol", and lies east of Shoreditch High Street and north of old Bishopsgate Goods Yard.

### **Relevant Planning History**

#### **5.5 *Marlow House***

##### PA/12/01641

An application for planning permission has been received and is currently **pending** determination for the installation of a communal digital TV system, comprising three antennas and one satellite dish on the roof of Marlow House, with associated listed building consent application reference PA/12/01642 (amended application).

## 5.6 **Clifton House**

### PA/12/01754

An application for planning permission has been received and is currently **pending** determination for the installation of communal digital TV system, comprising three antennas and one satellite dish, with associated external cabling, with associated listed building consent application reference PA/12/01784 (amended application).

## 5.7 **Molesey House**

### PA/12/01754

An application for planning permission has been received and is currently **pending** determination for the installation of communal digital TV system, comprising three antennas and one satellite dish, with associated external cabling, with associated listed building consent application reference PA/12/01784 (amended application).

## 5.8 **Sandford House**

### PA/12/01754

An application for planning permission has been received and is currently **pending** determination for the installation of communal digital TV system, comprising three antennas and one satellite dish, with associated external cabling, with associated listed building consent application reference PA/12/01784 (amended application).

## 5.9 **Hurley House**

### PA/12/01757

An application for planning permission has been received and is currently **pending** determination for the installation of communal digital TV system, comprising three antennas and one satellite dish, with associated external cabling, with associated listed building consent application reference PA/12/01760 (amended application).

## 5.10 **Sunbury House**

### PA/12/01789

An application for planning permission has been received and is currently **pending** determination for the installation of communal digital TV system, comprising three antennas and one satellite dish, with associated external cabling, with associated listed building consent application reference PA/12/01790 (amended application).

## 5.11 **Taplow House**

### PA/12/01789

An application for planning permission has been received and is currently **pending** determination for the installation of communal digital TV system, comprising three antennas and one satellite dish, with associated external cabling, with associated listed building consent application reference PA/12/01790 (amended application).

## 5.12 **Chertsey House**

### PA/12/01789

An application for planning permission has been received and is currently **pending** determination for the installation of communal digital TV system, comprising three antennas and one satellite dish, with associated external cabling, with associated listed building consent application reference PA/12/01790 (amended application).

#### 5.13 ***Shiplake House***

PA/12/01792

An application for planning permission has been received and is currently **pending** determination for the installation of communal digital TV system, comprising three antennas and one satellite dish, with associated external cabling, with associated listed building consent application reference PA/12/01793 (amended application).

#### 5.14 ***Wargrave House***

PA/12/01792

An application for planning permission has been received and is currently **pending** determination for the installation of communal digital TV system, comprising three antennas and one satellite dish, with associated external cabling, with associated listed building consent application reference PA/12/01793 (amended application).

#### 5.15 ***Walton House***

PA/12/01818

An application for planning permission has been received and is currently **pending** determination for the installation of communal digital TV system, comprising three antennas and one satellite dish, with associated external cabling, with associated listed building consent application reference PA/12/01819 (amended application).

#### 5.16 ***Henley House***

PA/12/01818

An application for planning permission has been received and is currently **pending** determination for the installation of communal digital TV system, comprising three antennas and one satellite dish, with associated external cabling, with associated listed building consent application reference PA/12/01819 (amended application).

#### 5.17 ***Hedsor House***

PA/12/01876

An application for planning permission has been received and is currently **pending** determination for the installation of communal digital TV system, comprising three antennas and one satellite dish, with associated external cabling, with associated listed building consent application reference PA/12/01877 (amended application).

#### 5.18 ***Laleham House***

PA/12/01876

An application for planning permission has been received and is currently **pending** determination for the installation of communal digital TV system, comprising three antennas and one satellite dish, with associated external cabling, with associated listed building consent application reference PA/12/01877 (amended application).

#### 5.19 ***Iffley House***

PA/12/01876

An application for planning permission has been received and is currently **pending** determination for the installation of communal digital TV system, comprising three

antennas and one satellite dish, with associated external cabling, with associated listed building consent application reference PA/12/01877 (amended application).

## **6.0 POLICY FRAMEWORK**

6.1 For details of the status of relevant policies see the front sheet for “Planning Applications for Determination” agenda items. The following policies are relevant to the application:

### **6.2 Spatial Development Strategy for Greater London (London Plan 2011)**

Policies: 7.8 Heritage Assets and Archaeology

### **6.3 Core Strategy Development Plan Document (adopted 2010)**

Policies: SP10 Creating Distinct and Durable Places

### **6.4 Unitary Development Plan 1998 (as saved, 2007)**

Policies: DEV1 General Design Requirements  
DEV37 Listed Buildings

### **6.5 Managing Development DPD (Submission Version May 2012)**

DM27 Heritage and the Historic Environment

### **6.6 Interim Planning Guidance for the purposes of Development Control (October 2007)**

Policies: DEV2 Character and Design  
CON1 Listed Buildings

### **6.7 Government Planning Policy Guidance/Statements**

NPPF National Planning Policy Framework

6.8 **Community Plan** The following Community Plan objectives relate to the application:

A Better Place for Living Well

## **7.0 CONSULTATION RESPONSE**

7.1 The views of the Directorate of Development and Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below. The following were consulted regarding the application:

### **English Heritage**

7.2 No objections raised.

### **7.3 Boundary Estate Tenants and Residents Association**

No comments have been received.

## **8.0 LOCAL REPRESENTATION**

- 8.1 A total of 480 neighbouring addresses were consulted by letter, site notices were posted and the applications were published in the East End Life. No letters of representation have been received

## **9.0 MATERIAL PLANNING CONSIDERATIONS**

- 9.1 When determining listed building consent applications, section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires that special regard should be paid to the desirability of preserving the building or its setting, or any features of special interest.
- 9.2 The main issue for Members' to consider is whether the proposed works are appropriate in this respect.

### **Design and Impact on the Listed Buildings**

- 9.3 The design and specification for the 7 proposed communal digital TV systems is identical, each comprising a 70cm Visiosat pole mounted satellite dish, a 1.1m tall television antenna, a circular omni-directional FM antenna that is 57cm in diameter, and a 50cm tall DAB antenna. The dish and antennae arrays are to be located at roof level, with 'head-end' cabinets that contain the controlling equipment located either internally within stair cores or rises or affixed to the facades of the buildings.
- 9.4 External cabling will run from the head-end cabinets to each flat, with each flat receiving two cables. The cables are to be brown in colour to match the brickwork and, where possible, are to be located adjacent to existing drainpipes or set into elevational returns, in order to minimise their visual impact on the facades of the buildings.

### ***Marlow House (PA/12/01642)***

- 9.5 Marlow House is located on the west side of Arnold Circus, extending westwards along the north side of Calvert Avenue. The building is five storeys in height with dormers at fourth floor level and includes glazing at ground floor level and is faced in red brick with orange banding above, with a slate roof.
- 9.6 The proposed satellite dish and aerial array would be affixed to the southern face of the chimney stack located at the rear of the westernmost gable on the Calvert Avenue elevation. The head-end cabinet containing the control equipment would be located internally within the stair core. Cable drops would run from the head-end cabinet to each flat, with the cabling affixed to the façade of the building in vertical and horizontal runs.
- 9.7 The satellite dish and antennae array would be visible from the surrounding public highway on Arnold Circus and Calvert Avenue. However, it is considered that the positioning of the dish and antennae array at roof level, affixed to the chimney stack behind the westernmost gable, would minimise the visual impact of the development on the building.
- 9.8 Whilst the external cabling would be coloured to match the brick work, given the large number of cables that is required to connect the system to each flat, the cabling would be visible on the façade of the building from the surrounding public highway. However, it is considered that the visual benefits brought by the removal



of the existing unauthorised satellite dishes outweigh the visual impact of the new communal satellite dish, antenna array and external cable drops. As such, on balance, it is considered that the proposal would protect the special historic and architectural interest of the Grade II listed building.

***Clifton House, Molesey House and Sandford Houses (PA/12/01784)***

- 9.9 Clifton, Molesey and Sandford Houses form a block that is bounded by Arnold Circus to the north, Club Row to the east, Old Nichol Street to the south, and Camlet Street to the west. Sandford House a small 5 storey block that fronts onto Arnold Circus. The building is faced in glazed red brick at ground floor level and redbrick with orange brick banding above. Clifton House is a large 5 storey 'L' shaped block located on Club Row and is located immediately to the south of Sandford House, with the two blocks being separated by a communal garden for residents. The building is faced in redbrick and includes projecting balconies at third floor level and dormers set into the roof. Molesey House is a smaller 5 storey rectangular block located on Camlet Street. The building is faced in redbrick and includes two curved bays on the west elevation, together with projecting balconies at third and fourth floor level.
- 9.10 The proposed satellite dish and antennae array would be centrally located on the roof of Clifton House, affixed to a chimney stack. The head-end cabinet containing the control equipment would be located at ground level within the communal garden between Sandford House and Clifton House, with the cabling linking the two buildings situated below ground within an underground duct. External cabling would be affixed to the rear (south) elevation of Sandford House, and also to the east, north and west elevations of Clifton House. Clifton House and Molesey house would be linked by a high level catenary wire link, spanning from the brick cornice at the south-west corner of Clifton House to the roof soffit at the north-west corner of Molesey House. A sub head-end junction would be internally located at the northern end of Molesey House and the southern end of Clifton House.
- 9.11 The satellite dish and antennae array would be visible from the surrounding public highway to the north, east and south of the site, on Arnold Circus, Club Row and Old Nichol Street respectively. However, it is considered that the positioning of the dish and antennae array at roof level, affixed to the chimney stack at the centre of the roof of Clifton House, would minimise the visual impact of the development on the building.
- 9.12 Whilst the external cabling would be coloured to match the brick work, given the large number of cables that is required to connect the system to each flat, the cabling would be visible on the façade of the building from the surrounding public highway. It is also noted that the high level catenary wire link between Sandford House and Molesey House would be visible from the public highway to the west of the site on Camlet Street. However, it is considered that the visual benefits brought by the removal of the existing unauthorised satellite dishes outweigh the visual impact of the new communal satellite dish, antenna array and external cable drops. As such, on balance, it is considered that the proposal would protect the special historic and architectural interest of the Grade II listed buildings.

***Hurley House (PA/12/01760)***

- 9.13 Hurley House is a small 5 storey block fronting onto the east side of Arnold Circus that is faced in glazed red brick at ground floor level and redbrick with orange brick banding above. The block is bounded by Palissy Street to the north and Rochelle

Street to the south, and there is a play area located immediately to the rear (east) of the building.

- 9.14 The proposed antennae array would be affixed to the chimney stack on the north side of the roof, whilst the satellite dish would be affixed to the southern side of the east elevation at fourth floor level. The head-end cabinet will be internally located within the building. The external cabling would be only be affixed to the rear (east) elevation of the building, with the vertical cable drop running down the join between the redbrick and banded section of brickwork.
- 9.15 The antennae array would be visible from the surrounding public highway on Arnold Circus, Palissy Street and Rochelle Street, although it was noted during the Case Officer's site visit that there is an existing television antenna affixed to the chimney stack on the northern side of the roof, in the same location as that proposed. However, the planning history for the block indicates that the existing antenna does not benefit from consent. The satellite dish would be visible from the west of the site. However, given the elevated position of the dish, and its location on the rear elevation of the building, it is considered that the dish would not appear visually intrusive.
- 9.16 The external cabling would be coloured to match the brick work, and given the small number of flats within Hurley House, it is considered that the visibility of the cabling on the rear elevation would be limited. Furthermore, it is considered that the visual benefits brought by the removal of the existing unauthorised satellite dishes outweigh the visual impact of the new communal satellite dish, antenna array and external cable drops. As such, on balance, it is considered that the proposal would protect the special historic and architectural interest of the Grade II listed building.

***Sunbury House, Taplow House and Chertsey House (PA/12/01790)***

- 9.17 Sunbury House, Taplow House and Chertsey House are located immediately to the north-east of Arnold Circus, bounded by Arnold Circus to the south-west, Palissy Street to the south, Swanfield Street to the east and the Sunbury Workshops to the north. Chertsey House fronts onto Arnold Circus and is five storeys in height and is faced in glazed red brick at ground floor level and red brick with orange brick banding above. Sunbury House and Taplow House are both five storeys in height, faced in red brick and include dormers at fourth floor level. The main entrance to these two buildings is through a public courtyard located between the blocks. The south and east elevations of Sunbury House in particular include a large number of unauthorised satellite dishes, with over 20 dishes located these two elevations alone at the time of the Case Officer's site visit.
- 9.18 The satellite dish and antennae array would be affixed to the chimney stack at the eastern end of the roof of Sunbury House, whilst the head-end cabinet would be internally located within the building. External cabling would be affixed to all elevations of these three buildings, save for the north-west elevation of Chertsey House. In addition, the buildings would be joined by high-level (fourth floor level) catenary wire links between the south-east corner of Sunbury House and the north-east corner of Taplow House, and between the south-west corner of Taplow House and the south-east corner of Chertsey House. Additional sub head-end junctions would be internally located within each building.
- 9.19 The satellite dish and antennae array would be visible from the public highway to the east of the site on Swanfield Street, although would not be clearly visible from the south or west of the site. It is considered that the positioning of the dish and

antennae array at roof level, affixed to the chimney stack at the eastern of the roof of Sunbury House, would be adequately discrete and would minimise the visual impact of the development on the building.

- 9.20 Whilst the external cabling would be coloured to match the brick work, given the large number of cables that is required to connect the system to each flat, the cabling would be visible on the façades of the buildings from the surrounding public highway and from the courtyard within the site. It is also noted that the two high level catenary wire links would be visible from the east of the site on Swanfield Street, the south of the site on Palissy Street and south-west of the site on Arnold Circus. However, it is considered that the visual benefits brought by the removal of the existing unauthorised satellite dishes outweigh the visual impact of the new communal satellite dish, antenna array and external cable drops. As such, on balance, it is considered that the proposal would protect the special historic and architectural interest of the Grade II listed buildings.

***Shiplake House and Wargrave House (PA/12/01793)***

- 9.21 Shiplake House and Wargrave House are located immediately to the west of Arnold Circus. Shiplake House is five storeys in height and 'L' shaped in plan form, fronting onto the west side of Arnold Circus and extending westwards along the southern side of Calvert Avenue. The building is faced with glazed red brick at ground floor level and includes a glazed shop front on Calvert Avenue, with redbrick and orange brick banding above. Wargrave House is also 5 storeys in height and 'L' shaped in plan form, and is located immediately to the south-west of Shiplake House, and is bounded by Navarre Street to the south and Boundary Street to the west. The building is faced in red brick and includes dormers at fourth floor level.
- 9.22 The satellite dish and antennae array would be located at roof level, affixed to a chimney stack at the western end of Wargrave House, whilst the head-end cabinet would be internally located within the building. External cabling would run across the west, south and east elevations of Wargrave House. The two buildings would be linked by a high level (fourth floor) catenary wire link from the northernmost corner of Wargrave House to the south-west corner of Shiplake House. External cabling would then extend across the south, east and north elevations of Shiplake House, with sub head-end junctions internally located within each building.
- 9.23 The satellite dish and antennae array would be visible from the public highway to the south and west of the site on Navarre Street and Boundary Street, although it was noted during the Case Officer's site visit that there is an existing television antenna affixed to the chimney stack on at western end of Wargrave House, in the same location as that proposed. However, the planning history for the block indicates that the existing antenna does not benefit from consent. Given the elevated position of the dish and antennae array and its positioning on the chimney stack, it is considered that these elements of the proposal will not appear visually intrusive or have any significant adverse impact on the aesthetic integrity of the building.
- 9.24 Whilst the external cabling would be coloured to match the brick work, given the large number of cables that is required to connect the system to each flat, the cabling would be visible on the façades of the buildings from the surrounding public highway. It is also noted that the high level catenary wire link would be visible from the south of the site on Navarre Street and the east of the site on Arnold Circus. However, it is considered that the visual benefits brought by the removal of the existing unauthorised satellite dishes outweigh the visual impact of the new

communal satellite dish, antenna array and external cable drops. As such, on balance, it is considered that the proposal would protect the special historic and architectural interest of the Grade II listed buildings.

***Walton House and Henley House (PA/12/01819)***

- 9.25 Walton House and Henley House are located to the south-east of Arnold Circus and form an urban block, with the buildings being five storeys in height, rectangular in plan form and positioned parallel to each other, orientated north/south. The buildings are faced in red brick and ground floor level and yellow London stock with red brick banding above, and include dormers at fourth floor level. The site is bounded by Rochelle Street to the north, Swanfield Street to the east, Old Nichol Street to the south, and Montclare Street to the west. The east elevation of both buildings presently include a large number of highly visible, unauthorised satellite dishes.
- 9.26 The satellite dish and antennae array would be located at roof level, affixed to a chimney stack at the southern end of Henley House, whilst the head-end cabinet would be located internally within the building. External cabling would run across the east and south elevations of Henley House and the buildings would be joined by a high-level (fourth floor level) catenary wire link from the south-west corner of Henley House to the south-east corner of Walton House. Further external cabling would then run across the south and west elevations on Walton House, with sub head-end junctions located internally at the northern and southern ends of the buildings.
- 9.27 The satellite dish and antennae array would be visible from the south of the site on Old Nichol Street, but would not be clearly visible from the east, west or north of the site. Given the elevated position of the dish and antenna array at the southern end of the roof of Henley House, it is considered that these elements of the proposal would not appear visually intrusive or have any significant adverse impact on the character and appearance of the listed buildings.
- 9.28 Whilst the external cabling would be coloured to match the brick work, given the large number of cables that is required to connect the system to each flat, the cabling would be visible on the façades of the buildings from the surrounding public highway. It is also noted that the high level catenary wire link would be visible from the south of the site on Old Nichol Street. However, it is considered that the visual benefits brought by the removal of the existing unauthorised satellite dishes outweigh the visual impact of the new communal satellite dish, antenna array and external cable drops. As such, on balance, it is considered that the proposal would protect the special historic and architectural interest of the Grade II listed buildings.

***Hedsor House, Laleham House and Iffley House (PA/12/01877)***

- 9.29 Hedsor House, Laleham House and Iffley House are located immediately to the south-west of Arnold Circus and form an urban block that is bounded by Navarre Street and Arnold Circus to the north, Camlet Street to the east, Old Nichol Street to the south, and Ligonier Street to the west. Iffley House is a small five storey block that fronts onto Arnold Circus and is faced in glazed red brick at ground floor level and red brick above, and includes dormers at fourth floor level. Hedsor House is a large 5 storey block that is 'L' shaped in plan form, spanning the entire eastern side of Ligonier Street and extending north-eastwards along Navarre Street, and is faced in brown brick at ground floor level and red brick above, with the exterior of the stair cores faced in yellow London stock brick. Laleham House is a large 5

storey broadly rectangular block located on the west side of Camlet Street, and like Hedsor House is faced in brown brick at ground floor level and red brick above, with the exterior of the stair cores faced in yellow London stock brick.

- 9.30 The satellite dish and antennae array would be located at roof level at the southern end of Laleham House, with the head-end cabinet located internally within the building. External cabling would run across the north, west and south elevation of Hedsor House, the south and east elevations of Laleham House, and across the south, west and north elevations of Iffley House. The buildings would be joined by a high level catenary wire link from the south-east corner of Hedsor House to the south-west corner of Laleham House, together with a below-ground link from the north-east corner of Laleham House to the south-east corner of Iffley House. One sub head-end junction would be located internally at the north end of Laleham House, and the north end and the south end of Hedsor House, whilst two external sub head-end junction boxes would be located on the west elevation of Hedsor House at first floor level.
- 9.31 The satellite dish and antennae array would be visible from the public highway to the south of the site on Old Nichol Street, although would not be clearly visible from the east, west and north of the site. Given the elevated position of the dish and antenna array at the southern end of the roof of Laleham House, it is considered that these elements of the proposal would not appear visually intrusive or have any significant adverse impact on the character and appearance of the listed buildings.
- 9.32 Whilst the external cabling would be coloured to match the brick work, given the large number of cables that is required to connect the system to each flat, the cabling would be visible on the façades of the buildings from the surrounding public highway. It is also noted that the high level catenary wire link would be visible from the south of the site on Old Nichol Street, whilst the two sub head-end junction boxes on the west elevation of Hedsor House would be visible from Ligonier Street. However, it is considered that the visual benefits brought by the removal of the existing unauthorised satellite dishes outweigh the visual impact of the new communal satellite dish, antenna array, external cable drops and sub head-end junction boxes. As such, on balance, it is considered that the proposal would protect the special historic and architectural interest of the Grade II listed buildings.

## **10.0 CONCLUSION**

- 10.1 All other relevant policies and considerations have been taken into account. The Secretary of State can be advised that this Council would have been minded to grant Listed Building Consent for the reasons set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS and the details of the decision are set out in the RECOMMENDATION at the beginning of this report.