

Supplementary Planning Guidance (SPG)
Urban Design

SPG 1d Telecom Equipment - Including Satellite Dishes

1. INTRODUCTION

1.1 In assessing schemes that concern telecom equipment the Council will have particular regard to the following: adopted Haringey Unitary Development Plan (1998) Policy DES 9.1, Haringey UDP First Deposit Consultation Policy UD13 and this supplementary guidance

1.2 Supplementary guidance is provided below regarding the following:

- Planning permission and listed building consent
- Minimising the impact of satellite dishes
- Factors to influence the proposed choice of satellite dish
- Factors to influence the proposed location of the satellite dish
- Approval For Equipment On Council Owned Property

2 PLANNING PERMISSION AND LISTED BUILDING CONSENT

2.1. In some cases planning permission is required for the installation of a telecommunication equipment, including satellite dishes, whilst in other cases it is not required. Whether or not any permission is required is set out by the Government in the Town and Country Planning (General Permitted Development) Order 1995, as amended.

2.2 The Council will expect operators to follow the Office of Deputy Prime Minister's Code of Best Practice on Mobile phone Network Development, albeit a non-statutory document. Prior to making an application, the operator will be expected to have: identified network requirements; have provided their network rollout plans; have had annual rollout discussions with the Council; have identified the area of search for a new base station; and have had pre-application discussions and carried out the appropriate consultations.

2.3 In addition if a building is listed, listed building consent is also required before a person can install satellite or telecommunications equipment. Listed buildings have been designated because of their special historic or architectural interest. The

Council can advise whether or not a building on which is intended to put a satellite dish is listed. Listed building consent will not be granted if the equipment adversely affects the character or appearance of the building or its setting.

3. MINIMISING THE IMPACT OF SATELLITE DISHES

- 3.1 If an application is made for Planning Permission or Listed Building Consent, the Council will want to see that as much as possible would be done to minimise the impact of the dish. The following guidance can help and the application should show how it has been taken into account. Even if planning permission is not needed, following these guidelines would assist to remove or minimise any visual impact on the physical environment.

4. FACTORS TO INFLUENCE THE PROPOSED CHOICE OF SATELLITE DISH

- 4.1 Schemes submitted for planning approval will be expected to take into account the following advice:
- 4.2 Satellite dishes should be as small in size and as few in number as possible.
- 4.3 A dish should be chosen that is of a colour and design to blend in with the building and the setting. A white dish may blend against a white background, but will look conspicuous against darker backgrounds or red brick. A mesh or transparent dish may be less obtrusive than a solid one.
- 4.4 The supporting equipment such as wall brackets should be of the smallest size possible and should be coloured to blend in with the surroundings (particularly in Conservation Areas or on Listed Buildings)
- 4.5 In order not to damage the fabric of the building, heavy-duty plastic plugs with coach bolts should be used to hold the equipment. Heavy duty expanding bolts can crack brickwork and result in structural problems.
- 4.6 The possibility of sharing equipment should be explored at the outset. This may be possible if the property is in a block of flats, a terrace of houses, or if it is a semi-detached house, and would reduce the overall number of dishes and clutter on the street. There may be a cost consideration, and it is advised that legal advice be sought. Telecommunications Act Licence from the Office of Telecommunications will also need to be obtained. Guidance is available from OFTEL¹. The planning requirements for shared dishes remain the same.
- 4.7 Alternatively it may be preferable to use cable, (if it is installed in the local area, as an alternative to satellite, as it does not require planning permission, and involves no exterior equipment on the building.

¹ Office of Telecommunications (OFTEL), Licensing Policy Branch, 50 Ludgate Hill, London EC4M 7JJ, Tel: 020 7634 8700.

- 4.8 It is advisable to use a reputable supplier such as members of the Radio, Electrical and Television Retailers' Association (RETRA)², other established companies, or the broadcaster.

5 FACTORS TO INFLUENCE THE PROPOSED LOCATION OF THE SATELLITE DISH

- 5.1 Wherever possible, satellite dishes should be located at the rear of the property and should be as visually unobtrusive as possible from the road or from any footpath or public place. Locations on the front of properties or in front gardens should be avoided, and planning permission will not be granted for such proposals in Conservation Areas or on Listed Buildings.
- 5.2 A satellite dish should not be located where it would obstruct or interfere with the windows and doors of the property or those of neighbouring properties.
- 5.3 Feed cables should be tacked back into a recess wherever possible and where appropriate, painted to match the background (particularly in Conservation Areas).
- 5.4 Wherever possible (particularly on Listed Buildings and in Conservation Areas), the dish should be concealed behind a parapet and walls below ridge level, and it should be screened from view. A small dish may be well concealed behind a chimney stack, as long as the dish does not protrude over the highest point.
- 5.5 Is there a possibility to put the dish in the back garden on a pole, or even on the ground, using plants as screening? As long as there is a clear line of sight between the dish and the satellite, the quality of the picture will not be affected.
- 5.6 Quotations for alternative siting options and costs should be sought prior to seeking approval and the dish should not be installed until planning permission or listed building consent has been granted.
- 5.7 The Council will expect the dish to be removed as soon as it is no longer being used.
- 5.8 A reputable installer should be used who is a Member of the Confederation of Aerial Industries Limited (CAI)³ or other professionally qualified installers. It should be checked that they are covered by Public Liability and Employer's Liability insurance.

² Radio, Electrical and Television Retailers' Association (RETRA) Ltd, Retra House, St John's Terrace, 1 Amptill Street, Bedford MK42 9EY, Tel: 01234 269110

³ Confederation of Aerial Industries Limited (CAI), Fulton House Business Centre, Fulton Road, Wembley Park, Middlesex HA9 0TF, Tel: 020 8902 8998

6.0 APPROVAL FOR EQUIPMENT ON COUNCIL OWNED PROPERTY

- 6.1 If the building that the telecom equipment is to be installed on is Council owned, approval will be needed from other Council departments as well as obtaining Planning Permission and Listed Building Consent (where applicable). For residential properties the Neighbourhood Housing Office should be consulted, and for commercial properties the Corporate Property Manager should be contacted.

This SPG has been consulted on as part of the Haringey UDP first Deposit Consultation. As such, it is a material consideration in determining planning applications.