

# BARNET

LONDON BOROUGH

## DESIGN GUIDANCE NOTE NO:2 THE SELECTION AND SITING OF SATELLITE ANTENNAE

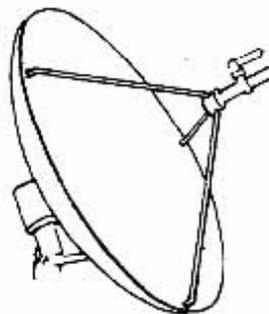
This guidance note is one of a series which provides advice on various types of development within the borough. It concerns development pressure that has arisen as a result of advances in the telecommunications industry, and the possible detrimental effect on the local environment. Of particular concern in Barnet is the proliferation of inappropriately sited satellite antennae on domestic properties.

This leaflet is aimed at householders and suppliers of satellite antennae. It advises on the ways in which an antenna can be sited on a building so as to minimise its impact, and indicates the circumstances in which a formal approval from the Council will normally be required for the erection of a satellite antenna.

This advice complements Council policy set out in the Adopted Unitary Development Plan. This clarifies the Council's policy to strike a balance between the technological requirements of telecommunications equipment and the need to safeguard the environmental quality of the borough.

### **GUIDANCE ON THE SELECTION AND SITING OF SATELLITE ANTENNAE**

The most common form of external telecommunications equipment desired by householders is a dish antenna, which receives Direct Broadcasting by Satellite (DBS). Users normally require a 60-80cm aluminium dish antenna rigidly mounted in direct line of sight with the satellite. In most cases this is a dish which should be aligned approximately 25-30 degrees above the horizontal facing South. The installation

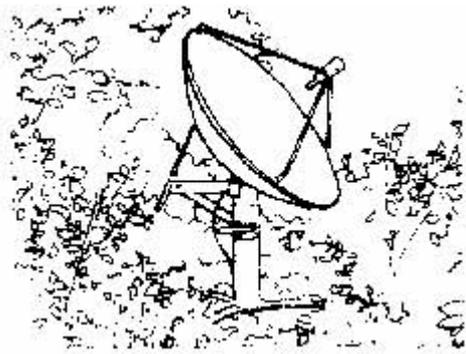


of a satellite dish so as to minimise its obtrusiveness can be achieved through sensitive siting and selection of equipment. It is worth remembering that dishes are available in a range of sizes, makes and appearances.

The guiding principle is to ensure that a dish, of minimum size and most compatible appearance is most inconspicuously sited on any property.

In aiming to achieve this the following guidance should be taken into account:

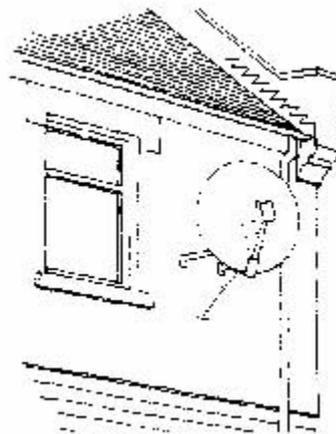
1. Only one dish should be sited on any one property or building.
2. A dish attached to the rear of a building below ridge level is often least obtrusive.
3. The performance of an antenna is not affected by its height so long as the line of sight with the satellite is not affected. It is feasible, therefore to site a small dish in the rear garden of a property, where it can be screened by the appropriate use of shrubbery, or camouflage paint.
4. Depending on the surrounding topography and view points, it maybe possible to site a small dish on the roof of a rear or side extension, so as to minimise its impact.



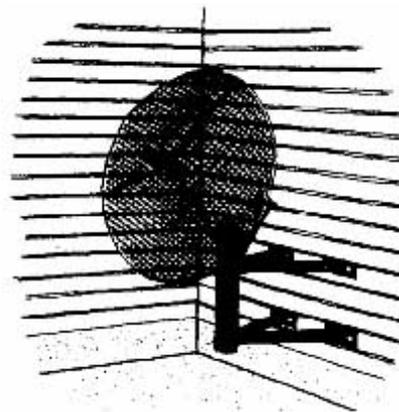
5. Where buildings are sited close together, it may be possible to site a small dish to the side of the property, where it is not easily seen from public view points, nor interfere with the visual amenities of the neighbouring occupiers including any loss of daylight or over-shadowing.

6. Dishes should not normally be sited on property frontages. In exceptional circumstances the use of a small mesh dish sited on the frontage can display a comfortable relationship with the property. This, however is a solution that is not normally acceptable in conservation areas or on listed buildings.

7. A solid aluminium dish can be painted in a good quality exterior matt finish paint, to match the part of the building on which it is attached. A white dish is often unobtrusive against a light background

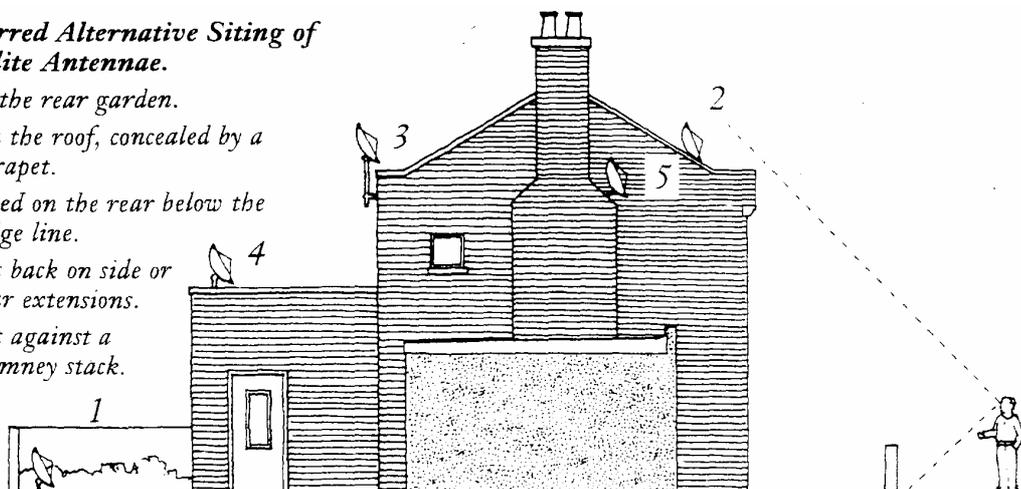


8. The use of a perforated mesh or transparent dish can allow views through to the part of the building on which it is attached. A mesh dish is particularly unobtrusive when painted black or another suitable dark colour.



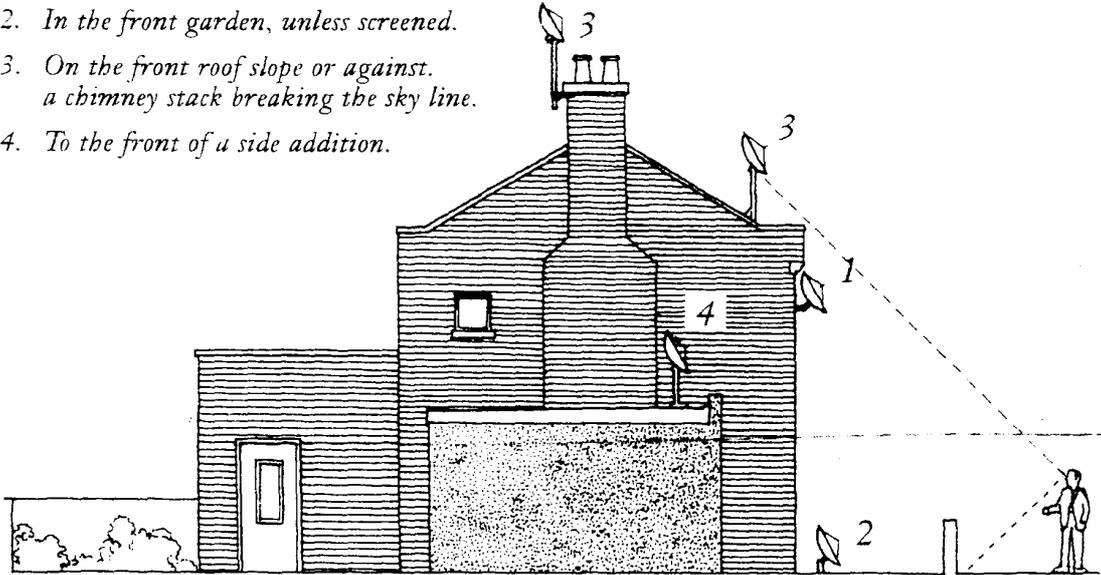
***Preferred Alternative Siting of Satellite Antennae.***

1. In the rear garden.
2. On the roof, concealed by a parapet.
3. Sited on the rear below the ridge line.
4. Set back on side or rear extensions.
5. Set against a chimney stack.



### *Obtrusive Siting of Satellite Antennae*

1. *On the front of the property.*
2. *In the front garden, unless screened.*
3. *On the front roof slope or against a chimney stack breaking the sky line.*
4. *To the front of a side addition.*



9. The interruption of the sky line by a satellite dish sited above the roof line is often very obtrusive. A dish can be sited against the background of a chimney stack to ensure that the skyline remains unbroken.

10. Secure fixing is essential for all equipment. Especially on tall buildings where high winds and turbulence may be experienced and on old buildings where masonry may have loosened.

11. Heavy duty expanding bolts, when used to fit the equipment can crack the brickwork and result in structural problems. To avoid this, heavy duty plastic plugs with coach bolts, chemical anchors, or metal straps, in the case of a chimney, can be used.

12. The use of a shared antenna, particularly on blocks of flats can do much to reduce clutter.

13. If your area is cabled then there is most probably no need for an individual dish. At present the Hampstead Garden Suburb has been cabled in part, but this facility may be extended to other areas in the future.

14. In new developments consideration should be given to the provision of ducting for underground telecommunication cables, communal antennae systems and screening, where appropriate, to avoid the need for visually intrusive antennae being installed later.

15. Care should be taken in the siting of motorised dishes to ensure that the noise does not disturb neighbours.

16. In the case of listed buildings a dish that can be seen from a public place is normally considered inappropriate. Fixing a dish on such a building may damage its historic fabric, and for this reason will be unacceptable.

17. Changes in technology are continually making available new types of dish. A 'flat' dish is now on the market for example. Every effort should be made to investigate recent technological advances in an effort to follow the advice above.

## DO I NEED PLANNING PERMISSION?

A general permission under the provisions of the General Development Order 1988 exists for satellite antennae in certain circumstances. These are explained, according to different house types and areas.

In every case the dish must be sited, so far as practicable, so as to minimise its effect on the external appearance of the building.

If you live in a house then you do not require planning permission to install a dish on that house, provided that:

- there will not be more than one dish on the building or in the garden;
- the dish does not exceed 70cm in size;
- the dish if installed on the roof, does not protrude above the highest part of the roof;
- if attached to a chimney stack the dish does not exceed 45cm in size, and is not higher than the highest part of the stack.

If you live in a *conservation area*, or in a *block of flats less than 15 metres in height*, then you do not require planning permission, provided that:

- the conditions set out in the previous section are complied with and;
- the dish is not attached to a chimney;
- the dish is not on a wall or roof slope fronting a public highway.

If you live in a *block of flats of over 15 metres in height*, then you do not require planning permission to install a satellite antenna provided that:-

- the number of dishes on the building as a whole does not exceed two;
- the dish does not exceed 90 cm in size;

- you do not live in a conservation area.

*In the case of flats these limits relate to the building as a whole, and not to each individual flat.*

*In every case a dish must be removed when it is no longer needed.*

Reference to the size of dish means the measurement across any dimension of the antenna excluding any projecting feed element, reinforcing rim and supporting bracket.

*Planning permission will be required for the installation of a dish that does not comply with the criteria set out above.*

For residents of the Hampstead Garden Suburb, any external change to a property, including restoration of original work, will require the prior consent of the New Hampstead Garden Suburb Trust. Residents should always check with the Trust at the earliest possible stage. The Council and the Trust have produced a design guidance leaflet for the Suburb. This is available from the Council.

Lessees and tenants whose property is under the management of a landlord should also seek advice from that landlord before incurring any expense.

## LISTED BUILDINGS AND CONSERVATION AREAS

The Council has designated a number of conservation areas which are of particularly high environmental quality. When assessing development proposals in such areas the Council will have special regard to the desirability of preserving or enhancing the character or appearance of the area. Therefore, particular vigilance will be exercised to ensure that development is compatible with its surroundings. More information on the borough's conservation areas is available from the planning department.

Historic buildings that are considered of particular merit are included in the Statutory List of Buildings of Special Architectural or Historic Interest. Strict control will be applied to any type of development affecting such buildings through listed building consent. Listed building consent will be required for installation of a satellite antenna on a listed building. The Planning Group can advise you whether your property is included in 'The List' or not. If the installation of a dish falls within planning control, then planning permission will be required in addition to listed building consent.

The Council has compiled a list of buildings of local architectural or historic interest. Particular care will be taken to ensure that development proposals affecting buildings included in the "Local List" comply with advice in this leaflet.

## **POWERS AVAILABLE TO THE LOCAL PLANNING AUTHORITY TO ENFORCE THIS ADVICE**

If the Council considers that a satellite antenna is poorly sited or that another type of dish would be less obtrusive, it can require that the dish be altered at your own expense. If this is not done a planning application, attracting a fee, can be requested on the basis that the dish is not sited so as to minimise its impact.

Ultimately, if the dish is considered unsatisfactory in terms of siting or design Enforcement Action may be pursued to ensure that the antenna is satisfactorily altered. In addition, in the case of a listed building, the person who executed, or caused the works to be executed is liable to prosecution. This is in addition to the enforcement powers outlined above. It is therefore in your own interest to follow the advice in this leaflet.

This document supplements and expands upon the policies within the adopted Unitary Development Plan. The advice it contains is consistent with those policies and therefore has the status of supplementary planning guidance.

The document has benefited from Council resolution and a consultation exercise. This has enhanced its status, and due weight will be accorded to it as a material consideration in the determination of development proposals.

Following boundary changes in April 1993 and April 1994, several small areas formerly within Hertsmere district and the London Boroughs of Camden, Enfield and Haringey are now included within Barnet. Pending the statutory review of the UDP, the policy context in these areas remains the relevant statutory development plan of the former local authority.

Approved by the Town Planning and Research Committee 27/10/93

For further information, please contact:  
London Borough of Barnet, Planning Group,  
Directorate of Environmental Services  
Barnet House, 1255 High Road  
Whetstone, London  
N20 0EJ