

## Satellite Dishes in East India Estate Conservation Area – Informal Guidance Note

The below guidance note provides general informal advice. Before proceeding with any installation, an applicant should check the relevant sections of the GPDO for full up-to-date details of the criteria and conditions. Links to the relevant sections are set out below. If formal advice is required on the need for planning permission, a certificate of lawfulness can be applied for via the council.

### *Is Planning Permission Required?*

Planning permission is required for satellite dishes in conservation areas unless specific criteria are met. These are set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) commonly known as the General Permitted Development Order (GPDO). In the GPDO, Conservation Areas are described as 'Article 2(3) Land'.

Generally, installation of a satellite dish to a property in a conservation area requires planning permission where:

- it is installed on a chimney, wall or roof slope which faces onto, and is visible from, a highway, or
- is on a building which exceeds 15 metres in height,

Where these criteria are met within the conservation area, the erection of satellite dishes would not need planning permission assuming that it adheres to all other aspects of the GPDO, namely:

- it would not result in more than 2 antennae on a property;
- a single antenna does not exceed 1m in length or 0.6m if mounted on a chimney;
- does not protrude above the chimney or the highest part of the roof; or
- it exceeds specific size criteria.

All satellite dishes that meet the criteria for permitted development (and therefore do not require planning permission) are nevertheless subject to criteria set out in the GPDO. This requires that antennae should be:

- sited to minimise the effect on the external appearance of the building, and
- removed as soon as reasonably practicable once the antennae become redundant.

**Houses:** For houses, the specific criteria for satellites are set out in Schedule 2, Part 1, Class H of the GPDO, which covers the permitted development rights for the installation, alteration or replacement of a microwave antenna, such as a satellite dish, on a house or within the curtilage of a house (available from <http://www.legislation.gov.uk/ukxi/2015/596/schedule/2/part/1/crossheading/class-h-microwave-antenna-on-a-dwellinghouse/made>).

Guidance on these is set out in the Permitted Development Rights Technical Guidance (available from <https://www.gov.uk/government/publications/permitted-development-rights-for-householders-technical-guidance>)

**Flats:** For other dwelling types the specific criteria for satellites are set out in Schedule 2, Part 16, Class C – other telecommunications development: microwave antenna (available from <http://www.legislation.gov.uk/ukxi/2015/596/schedule/2/part/16/crossheading/class-c-other-telecommunications-development-microwave-antenna/made>)

### ***East India Estate Conservation Area***

The installation of satellite dishes visible from the street dilutes the historic character of an area by introducing modern paraphernalia. It also adds clutter to the streetscene. As such, it is considered a threat to character of the conservation area. Satellite dishes should not be located on street-facing elevations. Satellite dishes should be installed to the rear elevation of buildings, or in other discreet locations not visible from the street. All associated wiring should be similarly discreet. On a building containing multiple flats, the number of satellite dishes should be minimised. A system for the building as a whole should be considered.

The above guidance is supported by the council's adopted guidance:

- Conservation Area General Guidance SPD:  
<https://www.croydon.gov.uk/sites/default/files/articles/downloads/appendix1-cagg.pdf>
- East India Estate Conservation Area Appraisal and Management Plan:  
<https://www.croydon.gov.uk/sites/default/files/articles/downloads/eastindia.pdf>

The guidance states that 'Careful consideration should be given to the siting of extraneous fixtures, including TV aerials, satellite dishes and other telecommunication equipment, solar panels as they can have a significant impact on a buildings appearance' (CAGG) and that 'the re-siting of satellite dishes and TV aerials where their location has a negative impact on the conservation area' would enhance the character of the area and should be encouraged.

### ***Listed Buildings***

The conservation area includes a number of listed buildings. Listed buildings are buildings of special architectural or historic interest. Listed Building Consent is required from the Council before erecting satellite dishes on a listed building, or on buildings or structures within its curtilage.

Siting of a satellite dish on a listed building will require particularly careful consideration, to ensure a suitably discreet location can be found. Additionally, care will need to be taken with the method of attachment such that it does not damage the historic fabric of the listed building. Wiring should be discreet and fixings should be into the mortar rather than the bricks of a building.