

Report of the Head of Planning & Enforcement Services

Address ENTERPRISE HOUSE BLYTH ROAD HAYES

Development: Installation of 1 300mm diameter dish fixed to the roof of the water tower via a tripod support and development ancillary thereto (Application for Listed Building Consent.)

LBH Ref Nos: 11623/APP/2010/1576

Drawing Nos: MTR109-GA-01
MTR109-GA-02C
MTR109-GA-03C
Design and Access Statement
Supplementary Information Template

Date Plans Received: 07/07/2010 **Date(s) of Amendment(s):**

Date Application Valid: 07/07/2010

1. CONSIDERATIONS

1.1 Site and Locality

See Section 7.01 of 11623/APP/2020/1575.

1.2 Proposed Scheme

This application is for listed building consent to install a 300mm diameter dish on the top of the water tower by means of a tripod support. The centre of the dish would be 1.8m above the height of the water tower roof (33.8m), with the top of the tripod being approximately 2.8m above the height of the roof. The dish would be coloured grey with a steel tripod support.

The proposal has been submitted by The Airwave service which is a dedicated system for the exclusive use of the emergency services, including the Police, Fire and Rescue and Ambulance Services, as well as other public safety organisations. The service operates during times of major planned and unplanned events; recent examples include the 2008 floods and G20 event and the service is designed to operate during major incidents when conventional mobile and fixed telephony networks may become overloaded and/or fail. Airwave has been tasked by the London Organising Committee of the Olympic Games and Paralympic Games (LOCOG) to provide a similar secure and robust service to all LOCOG game venues.

1.3 Relevant Planning History Comment on Planning History

There are numerous telecommunications applications that relate to this site.

The most relevant to these applications are 11623/APP/2010/575 and 576 submitted in March 2010 for planning permission and listed building consent for a similar scheme by the same operator for a dish to be installed on the side of the water tower. These were later withdrawn as Airwaves radio planning department advised that the height of the mast needed to be amended in order for the site to provide an effective link with an existing installation at Heathrow Airport.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 2nd August 2010

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL CONSULTEES

57 neighbouring properties have been consulted, the applications have been advertised and a site notice has been displayed on site. No responses have been received to date.

Hayes Town Centre Residents' Association: No response received.

Botwell House Primary School: No response received.

BAA Airports: The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We therefore have no objections to this proposal.

We would, however, make the following observation:

Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/publications/safeguarding.asp).

NATS: The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Limited has no safeguarding objections to this proposal.

English Heritage: No response received.

INTERNAL CONSULTEES

Conservation and Urban Design Officer:

COMMENTS: This is a grade II listed property located within the Botwell Thorn EMI CA.

CONSIDERATION: There is considerable concern re the installation of any further antenna on this building, as those already installed are considered to detract from its appearance.

Any new antenna should be carefully located to 'merge' with the design of the water tower, they should not unduly project beyond the existing structure and where possible should be screened using appropriately designed and coloured shrouding so that they merge with the detailed design of the structure.

The dish does not replace any aerial or antenna already existing on the tower; it is positioned on top of the structure, towards the street frontage on a prominently located tripod. It is, therefore, considered to detract from the appearance of the structure.

CONCLUSION: Unacceptable

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.

PT1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List.

PT1.11 To facilitate the development of telecommunications networks in a manner than minimises the environmental and amenity impact of structures and equipment.

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

BE10 Proposals detrimental to the setting of a listed building

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE37 Telecommunications developments - siting and design

5. MAIN PLANNING ISSUES

Enterprise House is a grade II listed property and is sited within the Botwell: Thorn EMI Conservation Area. The proposed dish would be sited on top of the water tower, at the front of the structure. The roof area of the water tower has been kept relatively clear of telecommunications equipment. Given the prominent position of the mast, being sited on a tripod, it is considered that it will appear visually intrusive in a prominent forward

position, above the height of the water tower. The installation will be visible from street level. The proposal would add to the proliferation of existing telecommunications equipment, detrimental to the appearance of the Listed Building and harmful to the character and appearance of the Conservation Area. The Council's Urban Design and Conservation Officer raises an objection to the proposed installation on this ground.

6. RECOMMENDATION

Subject to no additional responses being received, which raise new planning considerations that have not already been considered in this report, the application be refused for the following reason:-

1 NON2 Non Standard reason for refusal

The proposed development would not replace any existing telecommunications equipment on the tower and would be sited in a prominent position on the top of the structure. As such, the proposal would be visually intrusive and in addition to existing and permitted telecommunications equipment, would cumulatively result in a cluttered and incongruous form of development which would have an unacceptable visual impact upon the character and appearance of this Grade II Listed Building. The proposal is therefore contrary to policies Pt1.8, Pt1.9, Pt1.11, BE4, BE8, BE9, BE10, BE13, BE15, BE37 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 The decision to REFUSE listed building consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

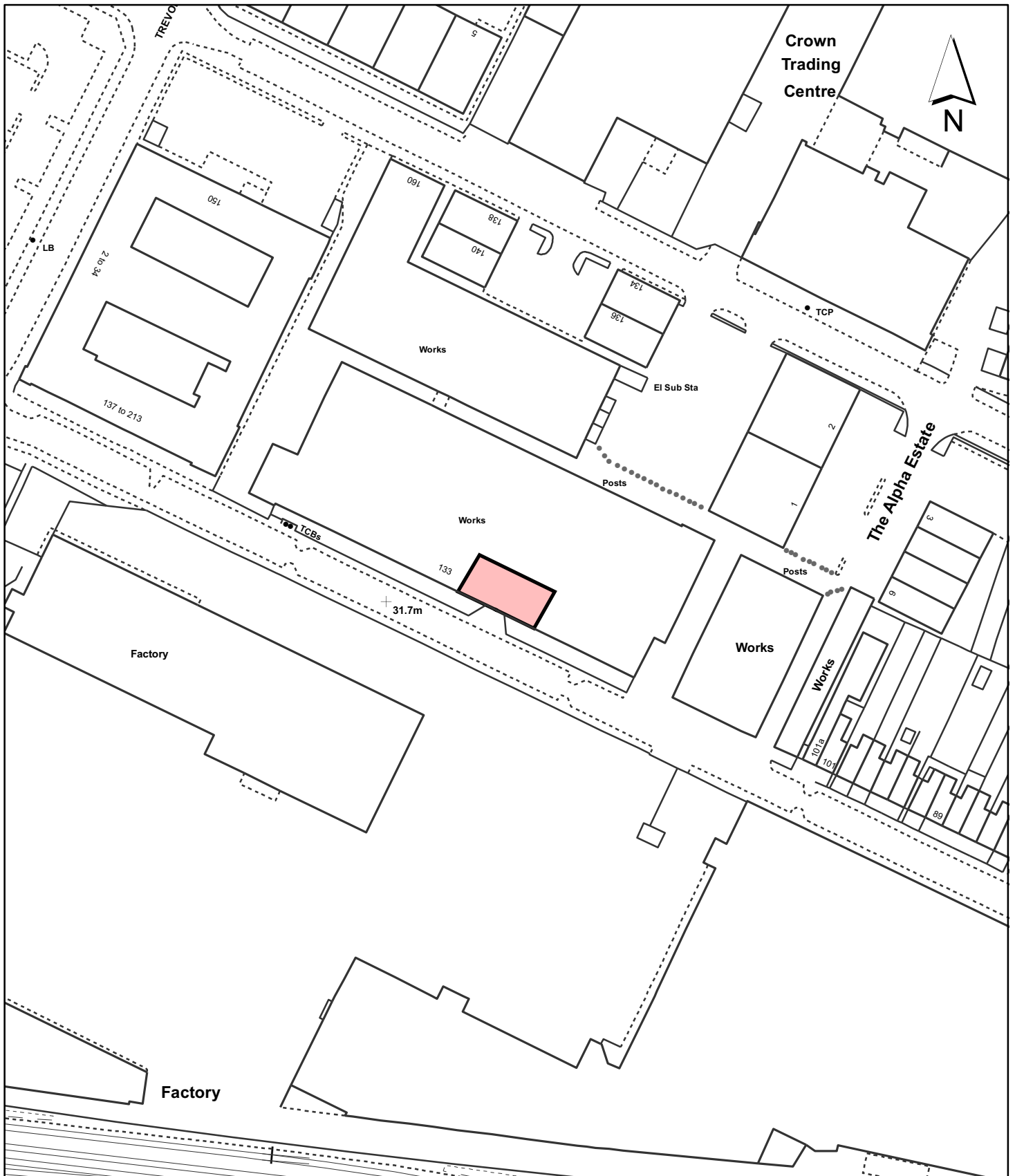
2 The decision to REFUSE listed building consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE4 New development within or on the fringes of conservation areas


- BE8 Planning applications for alteration or extension of listed buildings
- BE9 Listed building consent applications for alterations or extensions
- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE37 Telecommunications developments - siting and design

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Notes

 Site boundary
 For identification purposes only.

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 London Borough of Hillingdon
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Site Address	
Enterprise House Blyth Road Hayes	
Planning Application Ref:	Scale
11623/APP/2010/1576	1:1,250
Planning Committee	Date
Central and South	July 2010

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