

## Report of the Head of Planning & Enforcement Services

**Address** 8-10 LONG LANE ICKENHAM

**Development:** Installation at roof level of 6 telecommunications antennae shrouded within 3 replica 'dummy' chimneys and 2 associated equipment cabinets

**LBH Ref Nos:** 68864/APP/2012/2744

**Drawing Nos:** 200 Rev. A  
100 Rev. A  
201 Rev. B  
300 Rev. A  
301 Rev. B  
400 Rev. B  
Design and Access Statement  
General Background Information for Telecommunications Development  
Supplementary Information  
Cornerstone: Supporting Technical Information - Coverage Plots  
Cornerstone Consultation Plan  
ICNIRP Clarification Statement  
Covering Letter dated 31 October 2012

**Date Plans Received:** 05/11/2012                      **Date(s) of Amendment(s):**

**Date Application Valid:** 05/11/2012

### 1. SUMMARY

The applicant seeks approval for the installation of six 2m high telecommunications antennae shrouded within three replica 'dummy' chimneys on the roof of 8-10 Long Lane, along with two associated equipment cabinets. The installation is required in order to provide continued 2G and 3G coverage within the Ickenham area as the operator (Vodafone UK Limited) has been asked to vacate an existing site at The Douay Martyrs School, Edinburgh Drive.

The proposed ancillary equipment cabinets will not impact on the character of the Ickenham Village Conservation Area as they would not be visible from the street. The six antennae will be located within three 'dummy' chimneys which would be painted to match the existing brickwork and will be similar in appearance to neighbouring chimneys. It is considered that the scheme would not have a detrimental impact on the Ickenham Village Conservation Area.

The proposed scheme complies with Policies BE4, BE13, BE15 and BE37 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework (March 2012). It is therefore recommended that planning permission is granted.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

1            COM3            **Time Limit**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

**2 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers

100 Rev A Site Location Maps  
200 Rev A Existing Site Plan  
201 Rev B Proposed Site Plan  
300 Rev A Existing Site Elevation A  
301 Rev B Proposed Site Elevation A  
400 Rev B Antenna/Equipment Layout

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and the London Plan (July 2011).

**3 HO4 Materials**

The GRP shrouds hereby permitted shall be painted to match the existing brickwork and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**4 NONSC Non Standard Condition**

Any apparatus or structure provided in accordance with this permission shall be removed from the land, as soon as reasonably practicable after it is no longer required for electronic communications purposes, and such land, shall be restored to its condition before the development took place, or to any other condition as may be agreed in writing with the Local Planning Authority.

REASON

To ensure that the development is removed as soon as it is no longer required in order to protect the character and appearance of the area in accordance with Policies BE4, BE13 and BE37 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

The decision to GRANT planning permission 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 I53 Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE37	Telecommunications developments - siting and design

### **3 I15 Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The application site is located on the roof of 8-10 Long Lane on the corner of Long Lane and Swakeleys Road with a service road located in front of the site. The application site is located within a shopping parade with retail units on the ground floor and two storey residential units above, along with a service yard to the rear. 12 and 12A Long Lane are located south of the site next to the access road to the service yard. 6 and 6A Long Lane are located north-east of the site. The application site is located within the Ickenham Village Conservation Area as identified in the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012).

### **3.2 Proposed Scheme**

The proposed scheme is to install six 2m high telecommunications antennae onto the roof of 8-10 Long Lane (8.6mm above ground level (AGL)) which will be shrouded within three replica 'dummy' chimneys (two antennae each) which would be painted to match the

existing brickwork. The top of the 'chimneys' will be 3.46m above the upper roof level. The scheme also includes the installation of two associated equipment cabinets (dimensions of approximately 1.3 x 0.9m x 1.6m high) on the roof of an outbuilding at the rear of the site (2.60m above ground level) along with an electrical meter cabinet. The antennae are required in order to provide continued 2G and 3G coverage within the Ickenham area as the operator (Vodafone UK Limited) has been asked to vacate an existing site at The Douay Martyrs School, Edinburgh Drive.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

There is no previous planning history on this site.

## **4. Planning Policies and Standards**

### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.HE1 (2012) Heritage

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

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE37 Telecommunications developments - siting and design

## **5. Advertisement and Site Notice**

**5.1 Advertisement Expiry Date:- 19th December 2012**

**5.2 Site Notice Expiry Date:- Not applicable**

10th December 2012

## 6. Consultations

### External Consultees

Consultation letters were sent to 8 local owner/occupiers, Ickenham Residents Association and the Ickenham Conservation Area Panel. A site notice was also displayed. Two responses were received from neighbours and the Ickenham Residents Association commenting as follows:

- i) Owner of flat not notified of proposed roof installation by applicant/agent - would consider them as trespassing should they just turn up if planning permission is given;
- ii) The rainwater should run across our roof (No. 6) on to 8 Long Lane and then 10 and exit at the end. The proposed chimneys and equipment cabinets would create a small "dam" on the edge of our roof and water will sit on top of our property without properly draining away and over time cause damage;
- iii) Health impact from strong radio frequencies;
- iv) Chimneys impact on conservation area - would look incongruous on the flat roof;
- v) Access to the rear of the property is from a very small alley where residents keep their cars. Any vans attempting to drive down it would block access for the residents and their vehicles;
- vi) The site is inappropriate and we would oppose any such application.

### Internal Consultees

CONSERVATION OFFICER:

This is an attractive terrace, three storeys in brick, with retail units at the ground floor and flats/storage space on the upper floors. The terrace is located at the heart of the Ickenham Village Conservation Area, and makes positive contribution to the village centre.

The scheme proposes telecommunication antennae to be installed on the roof. These would be shrouded to appear as chimneys which are considered appropriate to the appearance of the terrace. As such, these would not appear intrusive to the architectural quality of the terrace or the street scene of the wider conservation area. The proposed cabinets would not be visible from the street scene and there would be no objections to the same.

CONCLUSION: No objections.

Highways: No objection.

Trees/Landscape:

The site is occupied by a retail unit within the shopping parade at the junction of Swakeleys Road and Long Lane. The front elevation faces directly onto the public footway and there is a service yard, with vehicle access and staff parking to the rear of the buildings. There are no trees or other landscape features of merit which might constrain development. The site lies within the Ickenham Village Conservation Area.

The proposal is to install telecommunications antennae at roof level shrouded with three replica 'dummy' chimneys and two associated equipment cabinets to be located on the roof of the single-storey extension to the rear of the building.

LANDSCAPE CONSIDERATIONS:

Saved Policy BE38 seeks the retention and utilisation of topographical and landscape features of

merit and the provision of new planting and landscaping wherever it is appropriate.

- No trees or other significant landscape features will be affected by the proposal.
- The cabinets to the rear of the building will be viewed as part of the functional character of the rear service yard.
- The visual effect of the dummy chimneys is difficult to assess based on the information presented. However, their effect on the appearance of the building and the character of the area should be assessed by colleagues in the Conservation team.
- There is no space or opportunity for landscape enhancement in this urban location.

RECOMMENDATIONS: No objection and, in this case, no need for landscape conditions.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

Policy BE37 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that telecommunications developments will be acceptable in principle provided that any apparatus is sited and designed so as to minimise its effect on the appearance of the surrounding areas. The policy also states that permission for large or prominent structures will only be granted if:

- (i) there is a need for the development in that location;
- (ii) no satisfactory alternative means of telecommunications is available;
- (iii) there is no reasonable possibility of sharing existing facilities;
- (iv) in the case of radio masts there is no reasonable possibility of erecting antennae on an existing building or other structure; and
- (v) the appearance of the townscape or landscape is not seriously harmed.

The applicant has had to vacate an existing site (The Douay Martyrs School, Edinburgh Drive) and has therefore had to identify a suitable site within the area to maintain the existing level of 3G coverage, as shown on the submitted coverage plots. The applicant has carried out a study of alternative sites within the area and has demonstrated that no preferable alternative locations are available or acceptable.

The applicant has proposed the use of shrouding around the antennae in the form of 'dummy' chimneys in order to reduce the visual impact of the development on the Ickenham Village Conservation Area. It is considered that the proposed scheme will not have a detrimental impact on the character and appearance of the Ickenham Village Conservation Area.

The proposed scheme therefore complies with Policy BE37 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

### **7.02 Density of the proposed development**

Not applicable to this application.

### **7.03 Impact on archaeology/CAs/LBs or Areas of Special Character**

The application site is located within the Ickenham Village Conservation Area. The six 2m high antennae will be located within three replica 'dummy' chimneys (two antennae each). They would be painted to match the existing brickwork and will be similar in appearance to neighbouring chimneys. Two of the 'chimneys' will be located behind the 0.86m high parapet along the front of the property (facing onto Long Lane), one to the south-east and one to the north-west (approximately 9m apart). The third 'chimney' will be located 5m

behind the north-western 'chimney'. The top of the 'dummy' chimneys will be 3.46m above the upper roof level.

The Council's Conservation Officer considers that the installation of six antennae in three 'dummy' chimneys on the roof would be acceptable and the chimneys would not appear intrusive in terms of the architectural quality of the terrace or on the appearance of the Ickenham Village Conservation Area. The proposed ancillary equipment cabinets are acceptable as they would not be visible from the street scene, and so will not impact on the character of the Ickenham Village Conservation Area.

It is considered that the installation of six antennae within three 'dummy' chimneys and the associated equipment would not have a detrimental impact on the character and appearance of the Ickenham Village Conservation Area. The proposed scheme therefore complies with Policy BE4 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

#### **7.04 Airport safeguarding**

No response was received from the Ministry of Defence. It is considered that the proposed scheme will not have an impact on airport safeguarding.

#### **7.05 Impact on the green belt**

Not applicable to this application.

#### **7.07 Impact on the character & appearance of the area**

The application site is located within the Ickenham Village Conservation Area. The applicant seeks to install six antennae within three replica 'dummy' chimneys onto the roof of 8-10 Long Lane. The associated equipment cabinets would not be visible from the street and are acceptable.

It is considered that the 'dummy' chimneys will provide adequate screening of the proposed antennae which would reduce the visual impact of the proposed development. The Conservation Officer considers that the chimneys would not appear intrusive to the character and appearance of the Ickenham Village Conservation Area. It is therefore considered that the proposed scheme will not cause significant harm to the character and appearance of the Ickenham Village Conservation Area. The proposed development thereby complies with Policies BE13 and BE15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

#### **7.08 Impact on neighbours**

The development will be installed on the roof of 8-10 Long Lane located within a parade of ground floor shops with residential flats above. There have been two objections received from owners and occupiers of the residential flats. Concern was raised over the possible impact the installation would have on roof drainage. The 'chimneys' will be fixed to two 1m wide steel grills supported on plinths. It is considered that the 'chimneys' would not cause significant harm to drainage of the upper roof. Therefore, it is considered that the proposed antennae and associated development will not have a detrimental impact on those living in surrounding residential properties.

#### **7.09 Living conditions for future occupiers**

Not applicable to this application.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

There would be no increase in traffic to/from the site as a result of the application. Concern was raised over vans blocking resident access to the service yard at the rear of the site. The operator would require access to the service yard during installation and for maintenance of the equipment. It is considered that any disruption to accessibility of the



service yard would be minimal. The Council's Highways Engineer considers the scheme to be acceptable.

#### **7.11 Urban design, access and security**

The telecommunications antennae need to be of a sufficient height to achieve adequate clearance of surrounding clutter in order to provide the required coverage to the area. The roof of 8-10 Long Lane varies in height from 2.60m AGL (outbuilding) at the rear to 3.40m AGL (lower roof level) to 8.64m AGL (upper roof level) at the front (facing onto Long Lane). The antennae will therefore be located on the higher part of the roof in order to achieve adequate clearance.

The antennae will be located within three GRP shrouds painted to match the existing brickwork in order to reduce the visual impact on the Conservation Area. The Council's Conservation Officer considers that the shrouds would not appear intrusive in terms of the architectural quality of the terrace. The two equipment cabinets would be coloured grey and located to the rear of the site and will not be visible from Long Lane. The proposed development is therefore considered to be acceptable in its siting, design and scale.

#### **7.12 Disabled access**

Not applicable to this application.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

Not applicable to this application.

#### **7.15 Sustainable waste management**

Not applicable to this application.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

#### **7.17 Flooding or Drainage Issues**

Not applicable to this application.

#### **7.18 Noise or Air Quality Issues**

Not applicable to this application.

#### **7.19 Comments on Public Consultations**

Three responses were received during the public consultation raising a number of concerns. The Council considers that in relation to point i), the correct ownership certificate was served. Points ii), iii), iv), v) and vi) are considered elsewhere in the report.

#### **7.20 Planning Obligations**

Not applicable to this application.

#### **7.21 Expediency of enforcement action**

Not applicable to this application.

#### **7.22 Other Issues**

Health:

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commissions for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of this application.

### **8. Observations of the Borough Solicitor**



When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

## **9. Observations of the Director of Finance**

Not applicable to this application.

## **10. CONCLUSION**

The applicant seeks approval for the installation of six 2m high telecommunications antennae shrouded within three replica 'dummy' chimneys on the roof of 8-10 Long Lane, along with two associated equipment cabinets. The installation is required in order to provide continued 2G and 3G coverage within the Ickenham area as the operator (Vodafone UK Limited) has been asked to vacate an existing site at The Douay Martyrs School, Edinburgh Drive.

The proposed ancillary equipment cabinets will not impact on the character of the Ickenham Village Conservation Area as they would not be visible from the street. The six antennae will be located within three 'dummy' chimneys which would be painted to match the existing brickwork and will be similar in appearance to neighbouring chimneys. It is considered that the scheme would not have a detrimental impact on the Ickenham Village Conservation Area.

The proposed scheme complies with Policies BE4, BE13, BE15 and BE37 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework (March 2012). It is therefore recommended that planning permission is granted.

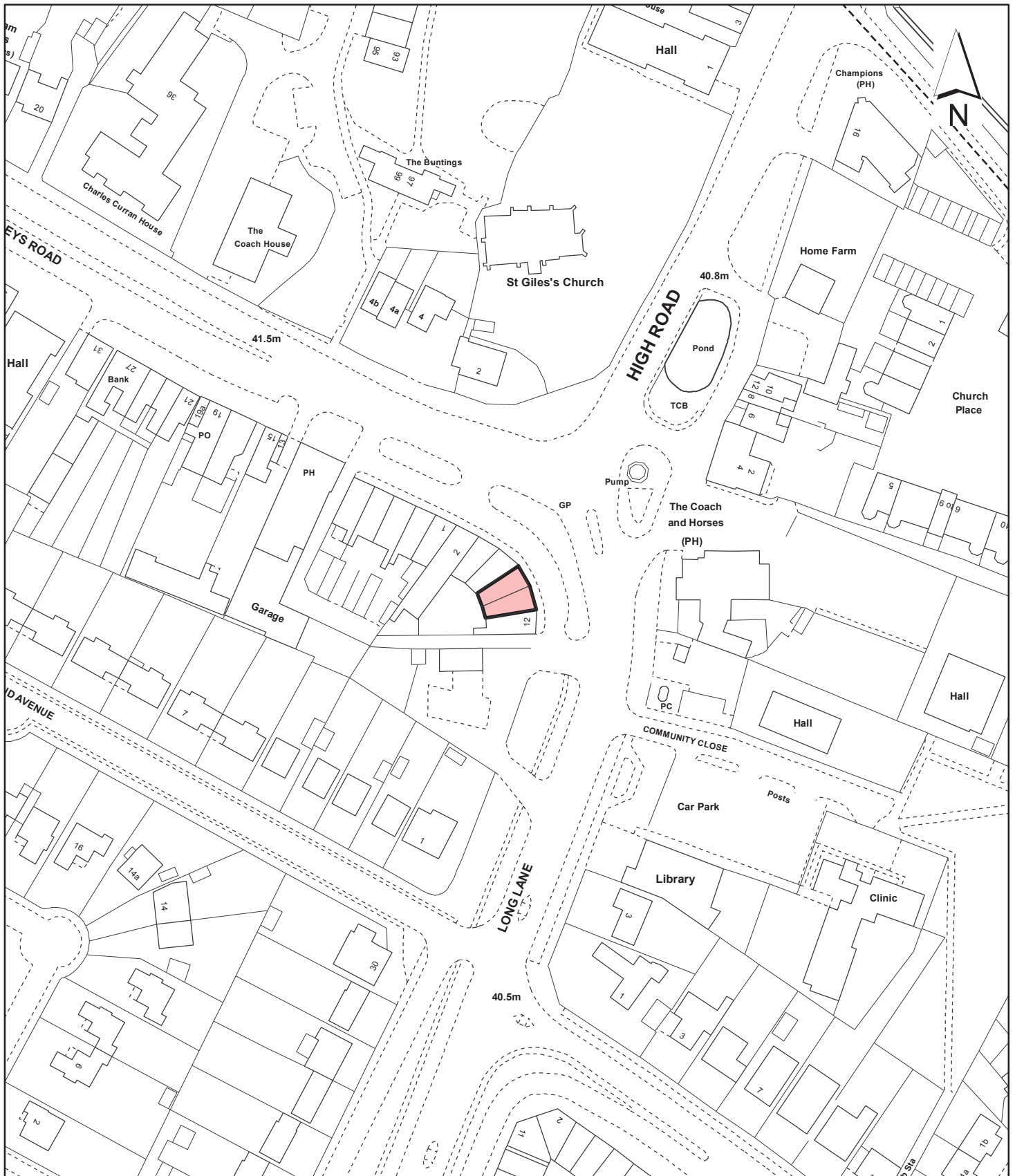
## **11. Reference Documents**



Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
National Planning Policy Framework (March 2012)

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230



<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2012 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;"><b>8 - 10 Long Lane Ickenham</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;"><b>68864/APP/2012/2744</b></p>	<p>Scale</p> <p style="text-align: center;"><b>1:1,281</b></p>	 <b>HILLINGDON</b> <small>LONDON</small>
	<p>Planning Committee</p> <p style="text-align: center;"><b>North</b></p>	<p>Date</p> <p style="text-align: center;"><b>December 2012</b></p>	