

Report of the Head of Planning, Transportation and Regeneration

Address POINT WEST BUILDING UXBRIDGE ROAD HAYES

Development: The installation of a 10.5m high rooftop monopole housing 2 x 0.9m microwave dishes along with an equipment cabinet installed on a steel grillage along with ancillary apparatus on the roof of Point West

LBH Ref Nos: 24/APP/2018/2323

Drawing Nos: HPW/04 Rev. C
ICNIRP Declaration
Developer's Notice
HPW/03 Rev. C
HPW/02 Rev. C
Design and Access Statement
Site Specific Supplementary Information
HPW/01 Rev. C

Date Plans Received: 22/06/2018 **Date(s) of Amendment(s):**
Date Application Valid: 22/06/2018

1. SUMMARY

Planning permission is sought for the installation of a 10.5m high rooftop monopole housing 2 x 0.9m microwave dishes along with an equipment cabinet installed on a steel grillage along with ancillary apparatus on the roof of Point West, Uxbridge Road.

Due to the size, location and height above ground level, the proposed development is considered to be appropriate on this rooftop, and would not cause harm to the character and appearance of the area.

The proposal therefore complies with Policies BE13, BE15 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application is recommended for approval.

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, HPW/02 Rev. C, HPW/03 Rev. C and HPW/04 Rev. C 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 Two - Saved UDP Policies (November 2012) and the London Plan (2016).

3 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 the 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 BE13 and BE37 of the Hillingdon Local Plan: Part Two - 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 Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE37	Telecommunications developments - siting and design
NPPF- 10	NPPF-10 2018 - Supporting high quality communications

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

5 12 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

6 115 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 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

Point West is a mixed use nine-storey building located on the northern side of the Uxbridge Road. The site is located within the Uxbridge Road Town Centre and the Developed Area as identified within the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). The building is prominent within the street scene with a number of telecommunication installations on the roof.

3.2 Proposed Scheme

Planning permission is sought for the installation of a 10.5m high rooftop monopole housing 2 x 0.9m microwave dishes along with an equipment cabinet installed on a steel grillage along with ancillary apparatus on the roof of Point West, Uxbridge Road.

3.3 Relevant Planning History

24/AB/97/1898 1040 Uxbridge Road Hayes

Erection of two free standing equipment cabins (Consultation under Schedule 2, Part 24 of The Town and Country Planning (General Permitted Development) Order 1995)

Decision: 22-12-1997 Approved

24/AD/98/0361 Point West, 1040 Uxbridge Road Hayes

Erection of 3 free standing telecommunications equipment cabins (Consultation under Schedule 2, Part 24 of The Town and Country Planning (General Permitted Development) Order 1995)

Decision: 23-03-1998 Approved

24/AE/98/1913 Point West, 1040 Uxbridge Road Hayes

Erection of one 7.5 metre stub tower complete with 3 cross polar antennas, 4 dish antennas, on radio equipment housing and development ancillary thereto (Consultation under Schedule 2, Part 24 of The Town and Country (General Permitted Development) Order 1995)

Decision: 24-09-1999 PRN

24/AG/99/0054 Point West, 1040 Uxbridge Road Hayes

Installation of 3 radio antennas and associated equipment cabinets (Consultation under Schedule 2, Part 24 of The Town and Country Planning (General Permitted Development) Order 1995)

Decision: 15-02-1999 Approved

24/APP/2000/1617 Point West, 1040 Uxbridge Road Hayes

INSTALLATION OF SIX ANTENNAS AND FOUR DISHES AT ROOF LEVEL AND AN EQUIPMENT CABIN AT GROUND LEVEL (CONSULTATION UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995)(AS AMENDED)

Decision: 29-08-2000 PRN

24/APP/2000/2370 Point West, 1040 Uxbridge Road Hayes

CHANGE OF USE FROM OFFICES TO HOSTEL ON FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOORS AND EXTERNAL ALTERATIONS

Decision: 18-07-2001 Refused **Appeal:** 11-01-2002 Allowed

24/APP/2000/2621 Point West, 1040 Uxbridge Road Hayes

INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT, COMPRISING SIX FACE

MOUNTED PANEL ANTENNAS WITH ASSOCIATED CABLING, EQUIPMENT CABIN, AIR
CONDITIONING UNITS AND MICROWAVE DISH

Decision: 12-01-2001 Approved

24/APP/2001/1488 Point West, 1040 Uxbridge Road Hayes
CHANGE OF USE OF 7TH AND 8TH FLOORS FROM OFFICES TO A HOSTEL

Decision: 17-10-2001 NFA

24/APP/2002/116 Point West, 1040 Uxbridge Road Hayes
INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT, COMPRISING THREE POLE
MOUNTED ANTENNAS AND FOUR POLE MOUNTED MICROWAVE DISHES ON THE ROOF,
WITH GROUND BASED CABINETS AND A FENCED COMPOUND

Decision: 13-05-2002 Approved

24/APP/2002/2919 Point West, 1040 Uxbridge Road Hayes
DETAILS OF EXTERNAL TREATMENT OF BUILDING AND GLAZING OF WINDOWS IN
COMPLIANCE WITH CONDITION 7 OF THE SECRETARY OF STATE'S APPEAL DECISION
REF.APP/R5510/A/01/107034 DATED 11/01/2002; CHANGE OF USE OF ACCOMMODATION
TO HOSTELS ON THE FIRST, SECOND, THIRD, FOURTH, FIFTH AND SIXTH FLOORS

Decision: 03-02-2003 Approved

24/APP/2002/559 Point West, 1040 Uxbridge Road Hayes
INSTALLATION OF AN ADDITIONAL EQUIPMENT CABIN AND ANCILLARY WORKS
(CONSULTATION UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY PLANNING
(GENERAL PERMITTED DEVELOPMENT) ORDER 1995)(AS AMENDED)

Decision: 15-04-2002 PRN

24/APP/2003/1017 Point West, 1040 Uxbridge Road Hayes
INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT COMPRISING 3 ANTENNAS, 26
TRANSMISSION DISHES AND ASSOCIATED EQUIPMENT CABIN

Decision: 29-01-2004 Approved

24/APP/2003/927 1030-1040 Uxbridge Road Hayes
DETAILS OF LANDSCAPING SCHEME, DRYING FACILITIES, PLAY AREA AND SECURITY
MEASURES IN COMPLIANCE WITH CONDITIONS 2,5,6 AND 8 OF THE SECRETARY OF
STATE'S APPEAL DECISION REF.APP/R5510/A/01/ 1070334 DATED 11/01/2002; CHANGE OF
USE OF FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOORS FROM OFFICES WITH
ANCILLARY FACILITIES ON GROUND FLOOR

Decision: 31-10-2012 NFA

24/APP/2004/388 1030-1040 Uxbridge Road Hayes

DEMOLITION OF EXISTING GROUND FLOOR EXTERNAL WALLS, NEW CAVITY WALLS AND
GROUND FLOOR CONSTRUCTION, NEW INTERNAL PARTITION WALLS TO GROUND FLOOR
(APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR
DEVELOPMENT)

Decision: 29-07-2004 GPD

24/APP/2013/1851 Point West 1040 Uxbridge Road Hayes

Change of Use of Floors 6, 7 and 8 from offices to residential

Decision: 16-08-2013 PRN

24/APP/2014/1639 Point West, 1040 Uxbridge Road Hayes

Installation of 2 rooftop 600mm dishes mounted on support poles and 1 equipment cabinet set on
a freestanding plinth

Decision: 21-07-2014 Approved

24/APP/2015/1069 Point West Building Uxbridge Road Hayes

Installation of 2 x 1.2m rooftop dishes mounted on existing stub tower, 2 x 1.2m freestanding
dishes, 4 x 0.6m freestanding rooftop dishes, 4 x control cabinets and associated cable runs to
roof (Retrospective)

Decision: 19-05-2015 Approved

24/APP/2015/3507 Point West Building Uxbridge Road Hayes

Installation of 2 x 600mm rooftop transmission dishes on free-standing support frames, 1
equipment cabinet located on a freestanding metal platform and ancillary cabling and other minor
works

Decision: 04-12-2015 Approved

24/APP/2016/2203 Point West Building Uxbridge Road Hayes

Installation of 2 x 600mm diameter dish antenna dishes and associated works

Decision: 02-08-2016 Approved

24/F/79/1829 1030-1040 Uxbridge Road Hayes

Alterations and enlargement of main entrance reception area.

Decision: 09-11-1979 Approved

24/L/80/0329 1030-1040 Uxbridge Road Hayes
Retention of a 7m flagpole. (section 53)

Decision: 17-07-1980 Refused

24/M/80/1082 1030-1040 Uxbridge Road Hayes
Erection of a new storage area at ground floor level beneath existing building.

Decision: 19-08-1980 Approved

24/N/80/1515 1030-1040 Uxbridge Road Hayes
Erection of a 7 metre high flagpole.

Decision: 17-09-1980 Approved

24/PRE/2001/151 1040 Uxbridge Road Hayes
TP PRE CORRES - TELECOM LICENCE NOTIFICATION. - INSTALLATION OF APPARATUS

Decision:

24/PRE/2007/15 Land Adjacent To Point West, 1040 Uxbridge Road Hayes
T P PRE - CORRES: REDEVELOPMENT OF SITE

Decision:

24/W/95/0654 1040 Uxbridge Road Hayes
Installation of 6 antennas, 2 transmission dishes and 3 base transmission stations (Application for determination under Schedule 2, Part 24 of the Town and Country Planning General Development Order 1988)

Decision: 23-05-1995 Approved

24/Z/97/0457 Point West, 1040 Uxbridge Road Hayes
Installation of a 5.6 metre high stub tower and erection of equipment cabin (Consultation under Schedule 2, Part 24 of The Town and Country Planning (General Permitted Development) Order 1995)

Decision: 09-06-1997 Approved

Comment on Relevant Planning History

There has been a long history of applications for telecommunications equipment on the roof of the building as detailed above.

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.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE37 Telecommunications developments - siting and design

NPPF- 10 NPPF-10 2018 - Supporting high quality communications

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 7 local owners/occupiers. No responses were received.

Heathrow Aerodrome Safeguarding: No response was received.

Heathrow Airport Limited: No response was received.

Ministry of Defence: On reviewing the application plans, I can confirm that the MOD has no safeguarding objection to this proposal.

Internal Consultees

None

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that telecommunication equipment will be acceptable in principle provided that it is sited and designed so as to minimise its effect on the appearance of the surrounding areas.

The proposal would provide two 0.9m microwave dishes on a 10.5m high rooftop monopole along with an equipment cabinet. The proposed equipment would be located alongside other existing telecommunications equipment within a service area on the roof of the ten-storey (33.20m high) building.

Given the height of the building, and the existing telecommunications equipment, the proposed equipment would be located in a suitable location and would not cause harm to the character and appearance of the building or the visual amenity of the surrounding area.

The proposal therefore complies with Policy BE37 of the Hillingdon Local Plan - 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

Not applicable to this application.

7.04 Airport safeguarding

The site lies within an area where all applications exceeding 15.2m in height need to be referred to the Ministry of Defence for safeguarding reasons. Policy A6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will not grant planning permission for development likely to interfere with the safe and efficient operation of Heathrow or Northolt Airports.

The proposal would install a 10.5m high rooftop monopole on the roof of a ten-storey building, with a height of 33.20m.

The Ministry of Defence were consulted on the application and raised no safeguarding objection to this proposal. It is therefore considered that the proposed development would not cause a safeguarding issue and would comply with Policy A6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

The proposed telecommunications equipment would be located within a service area on the roof of a ten-storey (33.20m high) building. The proposed monopole, dishes and equipment cabinet would be located in the middle of the roof, grouped amongst existing telecommunications equipment; the existing equipment would mitigate the presence of the new equipment and the visual impact would be minimal. Given the height of the building, it is considered that the siting of the equipment is not significant and would not have any impact upon the sky line.

The proposed development is therefore considered appropriate for this rooftop location; the equipment would not be intrusive from surrounding views due to their size, location and height above ground level. The proposal would have an acceptable impact upon the character and appearance of this commercial building and upon the wider area, in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The application site is located within the commercial Town Centre Secondary Shopping Area. The separation distance from residential properties is such that the proposed rooftop monopole, satellite dishes and equipment cabinet would have no impact upon residential amenity. Therefore, the development would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed rooftop monopole, two dishes and equipment cabinet, located on the roof of the ten-storey building, would not impact on parking, traffic or pedestrian safety.

7.11 Urban design, access and security

Urban Design: See Section 7.07 of this report.

Access and Security:

Given the siting of the proposal on the roof of a tall building, the site will only be accessed by those personnel associated with the applicant with no access available to the public. The site would be accessed for infrequent maintenance via rooftop access.

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

No comments were received during the public consultation.

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

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in

accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

Planning permission is sought for the installation of a 10.5m high rooftop monopole housing 2 x 0.9m microwave dishes along with an equipment cabinet installed on a steel grillage along with ancillary apparatus on the roof of Point West, Uxbridge Road.

Due to the size, location and height above ground level, the proposed development is considered to be appropriate on this rooftop, and would not cause harm to the character and appearance of the area.

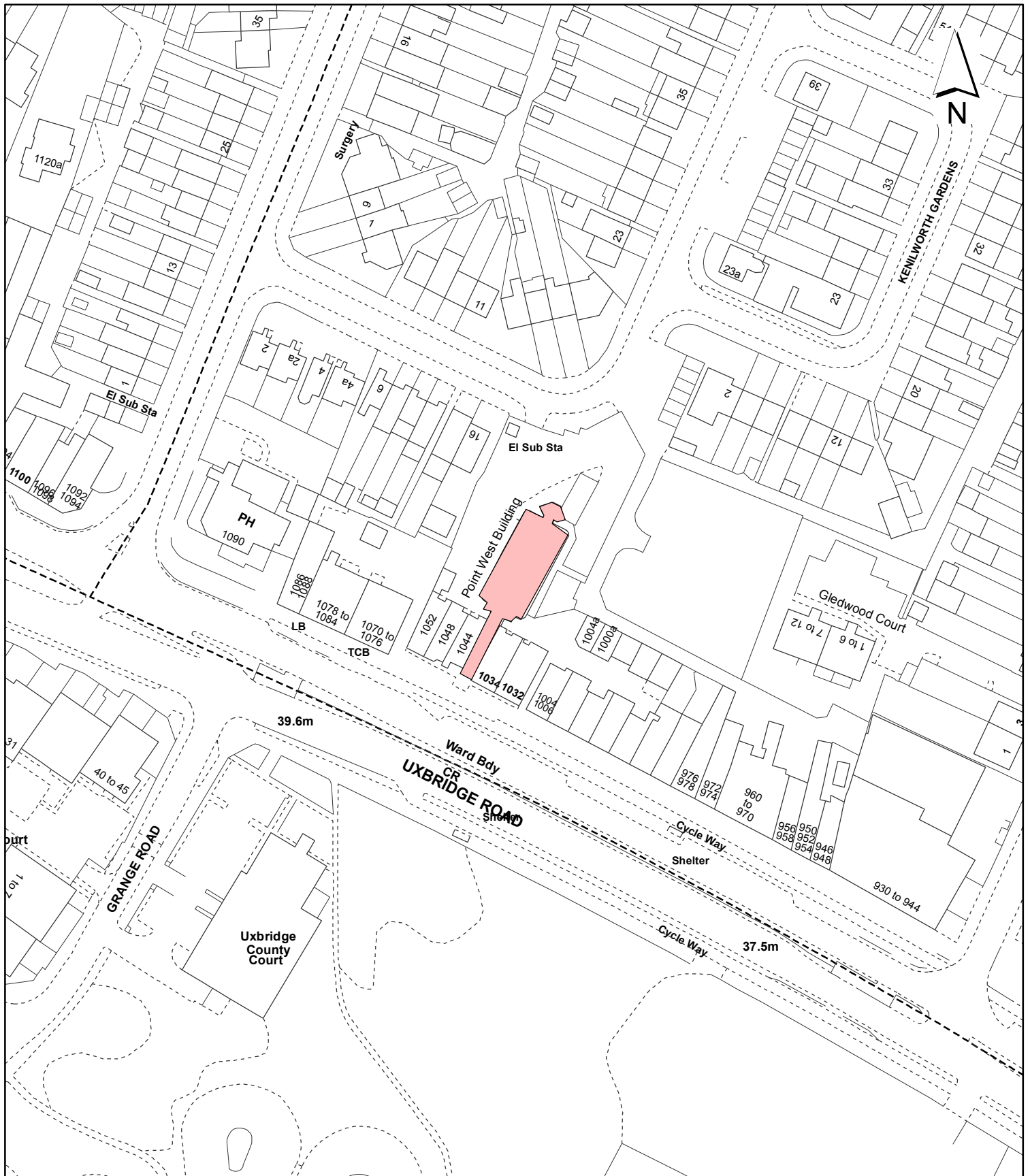
The proposal therefore complies with Policies BE13, BE15 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
National Planning Policy Framework (2018)

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Point West Building
 Uxbridge Road**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
24/APP/2018/2323

Scale:
1:1,250

Planning Committee:
Central and South

Date:
September 2018

