

Report of the Head of Planning, Transportation and Regeneration

Address ENTERPRISE HOUSE, 133 BLYTH ROAD HAYES

Development: Replacement of 6 antennas with 6 new antennas, replacement and addition of equipment within the existing internal equipment cabin and the installation of remote radio units on 3 freestanding frames with ancillary works (Listed Building Consent)

LBH Ref Nos: 11623/APP/2018/3037

Drawing Nos: 101 Rev. A
200 Rev. A
201 Rev. A
300 Rev. A
301 Rev. A
Health and Mobile Phone Base Stations
General Background Information for Telecommunications Development
ICNIRP Declaration
Supplementary Information
Radio 4415 Technical Specification
Radio 2217 Technical Specification
Radio 2012 Technical Specification
Radio 2212 Technical Specification
43091
Design and Access Statement
100 Rev. A

Date Plans Received: 16/08/2018

Date(s) of Amendment(s):

Date Application Valid: 16/08/2018

1. CONSIDERATIONS

1.1 Site and Locality

Enterprise House is a grade II listed building located in the Botwell Thorn EMI Conservation Area. The building sits within an industrial area, and lies adjacent to mainly modern, shed like buildings to the north, east and west. To the south is the Old Vinyl Factory, a major redevelopment site where works on the flagship building have commenced.

Enterprise House dates from 1912 and was constructed for the Gramophone Company. It was originally known as The Machine Factory and was where gramophones were designed and built. It was designed by Arthur Blomfield and A. Henderson, and built by E. Owen Jones, the most significant engineer turned architect of the twentieth century. It is also the earliest known example of his work. It is believed that Enterprise House is the only remaining building of its type in England. The building comprises the original 1912 structure and an addition of similar design to the east.

The building is bounded by Blyth Road to the south, the other side of which are more industrial buildings. Industrial buildings also lie to the west, north and east. The nearest

residential properties are approximately 45m away from the nearest part of the building, to the east along Blyth Road. The building is Grade II Listed. Enterprise House falls within the Botwell: Thorn EMI Conservation Area and an Industrial and Business Area, as designated in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

This application seeks Listed Building consent for the replacement of 6 antennas with 6 new antennas, replacement and addition of equipment within the existing internal equipment cabin and the installation of remote radio units on 3 freestanding frames with ancillary works.

1.3 Relevant Planning History

11623/AF/96/1760 Enterprise House, 133 Blyth Road Hayes
Alterations to existing elevations

Decision Date: 10-02-1997 Refused **Appeal:**

11623/AJ/98/2186 Enterprise House, 133 Blyth Road Hayes
Installation of telecommunications equipment on roof of Enterprise House

Decision Date: 11-05-1999 Approved **Appeal:**

11623/AK/98/2460 Enterprise House, 133 Blyth Road Hayes
Installation of a telecommunications base station (Application for Listed Building Consent)

Decision Date: 11-05-1999 Approved **Appeal:**

11623/APP/2000/2539 Enterprise House, 133 Blyth Road Hayes
INSTALLATION OF SIX ANTENNAS AND ENLARGEMENT OF EXISTING EQUIPMENT CABIN
(APPLICATION FOR LISTED BUILDING CONSENT)

Decision Date: 11-04-2001 Approved **Appeal:**

11623/APP/2000/2573 Enterprise House, 133 Blyth Road Hayes
INSTALLATION OF 6 ANTENNAS AND ENLARGEMENT OF EXISTING EQUIPMENT CABIN

Decision Date: 11-04-2001 Approved **Appeal:**

11623/APP/2002/311 Enterprise House, 133 Blyth Road Hayes
INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT COMPRISING 6 ANTENNAS,
EQUIPMENT CABINET, CABLE TRAY AND METER CABINET

Decision Date: 13-08-2003 ALT **Appeal:**

11623/APP/2002/312 Enterprise House, 133 Blyth Road Hayes
INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT COMPRISING 6 ANTENNAS,
EQUIPMENT CABINET, CABLE TRAY AND METER CABINET (APPLICATION FOR LISTED
BUILDING CONSENT)

Decision Date: 13-08-2003 Approved **Appeal:**

11623/APP/2006/255 Enterprise House, 133 Blyth Road Hayes
INSTALLATION OF MOBILE PHONE RADIO BASE STATION COMPRISING THREE
ANTENNAS, SIX EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT ON ROOF OF

BUILDING.

- Decision Date:** 21-03-2006 **Approved** **Appeal:**
11623/APP/2006/256 Enterprise House, 133 Blyth Road Hayes
INSTALLATION OF MOBILE PHONE RADIO BASE STATION COMPRISING THREE ANTENNAS, SIX EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT ON ROOF OF BUILDING (APPLICATION FOR LISTED BUILDING CONSENT).
- Decision Date:** 14-03-2006 **Approved** **Appeal:**
11623/APP/2006/2761 Enterprise House, 133 Blyth Road Hayes
INSTALLATION OF TWO 300mm DIAMETER DISH ANTENNAS ON EXISTING WATER TANK
- Decision Date:** 16-11-2006 **Approved** **Appeal:**
11623/APP/2006/2763 Enterprise House, 133 Blyth Road Hayes
INSTALLATION OF TWO 300mm DIAMETER DISH ANTENNAS ON EXISTING WATER TANK (APPLICATION FOR LISTED BUILDING CONSENT).
- Decision Date:** 16-11-2006 **Approved** **Appeal:**
11623/APP/2006/288 Enterprise House, 133 Blyth Road Hayes
INSTALLATION OF MOBILE PHONE RADIO BASE STATION COMPRISING SIX TRANSMISSION DISHES AND ANCILLARY DEVELOPMENT ON ROOF OF BUILDING.
- Decision Date:** 22-03-2006 **Approved** **Appeal:**
11623/APP/2006/289 Enterprise House, 133 Blyth Road Hayes
INSTALLATION OF MOBILE PHONE RADIO BASE STATION COMPRISING SIX TRANSMISSION DISHES AND ANCILLARY DEVELOPMENT ON ROOF OF BUILDING (APPLICATION FOR LISTED BUILDING CONSENT).
- Decision Date:** 14-03-2006 **Approved** **Appeal:**
11623/APP/2006/2953 Enterprise House, 133 Blyth Road Hayes
INSTALLATION OF 5, 300mm TRANSMISSION DISHES AND ANCILLARY DEVELOPMENT.
- Decision Date:** 04-12-2006 **Withdrawn** **Appeal:**
11623/APP/2006/3157 Enterprise House, 133 Blyth Road Hayes
INSTALLATION OF 5, 300mm TRANSMISSION DISHES AND ANCILLARY DEVELOPMENT (APPLICATION FOR LISTED BUILDING CONSENT).
- Decision Date:** 04-12-2006 **Withdrawn** **Appeal:**
11623/APP/2007/1287 4th Floor West, Enterprise House 133 Blyth Road Hayes
CHANGE OF USE FROM CLASS B1 (OFFICES) TO CLASS D1 (EDUCATION).
- Decision Date:** 25-10-2012 **NFA** **Appeal:**
11623/APP/2007/484 Enterprise House, 133 Blyth Road Hayes
INSTALLATION OF ONE 300mm TRANSMISSION DISH ON THE WATER TOWER.
- Decision Date:** 26-04-2007 **Refused** **Appeal:**
11623/APP/2007/593 Enterprise House, 133 Blyth Road Hayes

INSTALLATION OF ONE 600mm DIAMETER TRANSMISSION DISH ON SIDE OF WATER TOWER.

- Decision Date:** 26-04-2007 Refused **Appeal:**
11623/APP/2008/1971 Enterprise House, 133 Blyth Road Hayes
Installation of two 1.8m high satellite dishes on roof of building.
- Decision Date:** 22-09-2008 Refused **Appeal:**
11623/APP/2008/1972 Enterprise House, 133 Blyth Road Hayes
Installation of two 1.8m satellite dishes on roof of building (Application for Listed Building Consent).
- Decision Date:** 22-09-2008 Refused **Appeal:**
11623/APP/2008/521 Enterprise House, 133 Blyth Road Hayes
INSTALLATION OF TWO SATELLITE ANTENNAS ON THE ROOF OF THE BUILDING (APPLICATION FOR LISTED BUILDING CONSENT).
- Decision Date:** 04-08-2008 NFA **Appeal:**
11623/APP/2010/1252 Enterprise House Blyth Road Hayes
Removal of 4 existing antennas, installation of 5 replacement antennas and ancillary developme
- Decision Date:** 13-08-2010 Approved **Appeal:**
11623/APP/2010/1575 Enterprise House Blyth Road Hayes
Installation of 1 300mm diameter dish fixed to the roof of the water tower via a tripod support and development ancillary thereto.
- Decision Date:** 13-08-2010 Refused **Appeal:**
11623/APP/2010/1576 Enterprise House Blyth Road Hayes
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.)
- Decision Date:** 13-08-2010 Refused **Appeal:**
11623/APP/2010/1580 Enterprise House Blyth Road Hayes
Removal of 4 existing antennas, installation of 5 replacement antennas and ancillary development (Application for Listed Building Consent.)
- Decision Date:** 13-08-2010 Approved **Appeal:**
11623/APP/2010/575 Enterprise House Blyth Road Hayes
Installation of an airwave transmission dish to existing roof.
- Decision Date:** 05-05-2010 Withdrawn **Appeal:**
11623/APP/2010/576 Enterprise House Blyth Road Hayes
Installation of airwave transmission dish to existing roof (Application for Listed Building Consent)
- Decision Date:** 10-05-2010 Withdrawn **Appeal:**
11623/APP/2012/379 Enterprise House, 133 Blyth Road Hayes

Installation of new flue, cooling tower and low level break tank for boiler room

Decision Date: 01-05-2012 **Approved** **Appeal:**

11623/APP/2012/593 Enterprise House, 133 Blyth Road Hayes

Installation of new flue, cooling tower and low level break tank for boiler room (Application for Listed Building Consent)

Decision Date: 01-05-2012 **Approved** **Appeal:**

11623/APP/2013/3592 Enterprise House, 133 Blyth Road Hayes

Erection of extensions at roof level, erection of external bridge links on the rear elevation and internal works associated with the change of use of part of enterprise house to create 96 residential units (class C3) and associated car parking, retention of approximately 4,500 sqm (GIA) of employment use (Class B1 and B8) at ground and first floor levels and cafe. (Application for Listed Building Consent)

Decision Date: 07-08-2014 **Approved** **Appeal:**

11623/APP/2013/3606 Enterprise House, 133 Blyth Road Hayes

Erection of extensions at roof level, erection of external bridge links on the rear elevation and internal works associated with the change of use of part of enterprise house to create 96 residential units (class C3) and associated car parking, retention of approximately 4,500 sqm (GIA) of employment use (Use classes B1 (a-c) and B2 with ancillary cafe) at ground and first floor levels and cafe.

Decision Date: 07-08-2014 **Approved** **Appeal:**

11623/APP/2015/1128 Enterprise House, 133 Blyth Road Hayes

Upgrade of existing radio base station consisting of the removal of 4 existing antennas and the installation of 4 replacement antennas, removal of 2nd existing antennas behind existing glass reinforced plastic (GRP) shrouds and the installation of 2 replacement antennas behind GRP shrouds, the installation of 6 remote radio units (RRUS) and the relocation of 1 transmission dish on the roof top

Decision Date: 12-05-2015 **Approved** **Appeal:**

11623/APP/2015/990 Enterprise House, 133 Blyth Road Hayes

Upgrade of existing radio base station consisting of the removal of 4 existing antennas and the installation of 4 replacement antennas, removal of 2nd existing antennas behind existing glass reinforced plastic (GRP) shrouds and the installation of 2 replacement antennas behind GRP shrouds, the installation of 6 remote radio units (RRUS) and the relocation of 1 transmission dish on the roof top (Listed Building Consent)

Decision Date: 12-05-2015 **Approved** **Appeal:**

11623/APP/2018/3036 Enterprise House, 133 Blyth Road Hayes

Replacement of 6 antennas with 6 new antennas, replacement and addition of equipment within the existing internal equipment cabin and the installation of remote radio units on 3 freestanding frames with ancillary works

Decision Date: **Appeal:**

Comment on Planning History

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 24th October 2018

2.2 Site Notice Expiry Date:- 24th November 2018

3. Comments on Public Consultations

This application was consulted on between 03-10-2018 and 24-10-2018.

1 comment was received to this application which are summarised below:

The Hayes Conservation Area Advisory Panel have no objection to the replacement of the six antennas with six new antennas and the other work proposed.

Internal Consultee Comments

Conservation Officer

As previously stated there are concerns with the installation of further antennas and equipment on this building, as those already installed are considered to detract from its appearance.

Additional information on the RRUs to the flat roof and supporting poles has now been received and a better understanding of the visual impact of the proposals on the heritage asset and surrounding area can now be better assessed.

The three additional free standing frames to the flat roof of the water tank will have five RRUs attached. These would be seen from street level as well as from the upper storeys of adjacent buildings. It is accepted that they would not extend above the railings but they would still be seen through the rails and would add further visual clutter. The antenna would be seen within the frame of the existing railings and would not be as perceptible in the skyline. The proposal would, therefore, cause some visual harm to the listed building. The degree of harm would be regarded as less than substantial as defined under the NPPF and the public benefits of the proposals will need to be taken into consideration and weighed up against this harm. It is accepted that there would be public benefit in improving coverage in the area. Considering this benefit with the degree of harm caused it is considered that the proposals could be supported in this instance.

Notwithstanding the above comments there is a worrying trend at this site that has seen a series of applications over recent years for additional antenna which is having an accumulative harmful impact on this heritage asset. It is considered that this site has reached saturation point and that any further antenna beyond that shown on this application, without other mitigating measures and removal of redundant antenna, future additions are unlikely to be acceptable.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE9 Listed building consent applications for alterations or extensions

BE37	Telecommunications developments - siting and design
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 10	NPPF-10 2018 - Supporting high quality communications
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

The main issues for consideration with this application are the impact of the proposed replacement/proposed antennas, and RRUs on the special architectural and historic character of the Listed Building.

Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires external and internal alterations to harmonise with their surroundings. Policy BE8 of the Hillingdon Local Plan: Part 2 (November 2012) only permits alterations to the listed building if no damage is caused to the buildings and internal and external works are in keeping with the appearance of the listed building.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require developments to harmonise with features in the area.

As part of the application, the applicant provided additional information on the RRUs to the flat roof and supporting poles has been received and there is a better understanding of the visual impact of the proposals on the heritage asset and surrounding area can now be better assessed.

The three additional free standing frames to the flat roof of the water tank will have five RRUs attached. These would be seen from street level as well as from the upper storeys of adjacent buildings. It is accepted that they would not extend above the railings but they would still be seen through the rails and would add further visual clutter.

The antenna would be seen within the frame of the existing railings and would not be as perceptible in the skyline. The proposal would, therefore, cause some visual harm to the listed building. The degree of harm would be regarded as less than substantial as defined under the NPPF and the public benefits of the proposals will need to be taken into consideration and weighed up against this harm. It is accepted that there would be public benefit in improving coverage in the area. Considering this benefit with the degree of harm caused it is considered that the proposals could be supported in this instance.

On this basis, this application is, on balance, recommended for approval.

6. RECOMMENDATION

Approval

1 LB1 Time Limit (3 years) - Listed Building Consent

The works hereby permitted shall be begun before the expiration of three years from the

date of this consent.

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 RES4 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 101 Rev. A, .201 Rev A., 301 Rev A and 43091..

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 Finish

The antennas, dish, and Remote Radio Units (RRUs) shall be coloured to match the existing colour of the side of the water tower and shall be permanently maintained in this colour.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE8 and BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 LB10 Internal and External Finishes (Listed Buildings)

All new works and works of making good to the retained fabric of the building, whether internal or external, shall be finished to match the existing fabric with regard to methods used and to material, colour, texture and profile.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

- 1** The decision to GRANT 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 GRANT Listed Building Consent 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.

BE9 Listed building consent applications for alterations or extensions

BE37 Telecommunications developments - siting and design

LPP 7.8 (2016) Heritage assets and archaeology

NPPF- 1 NPPF-10 2018 - Supporting high quality communications

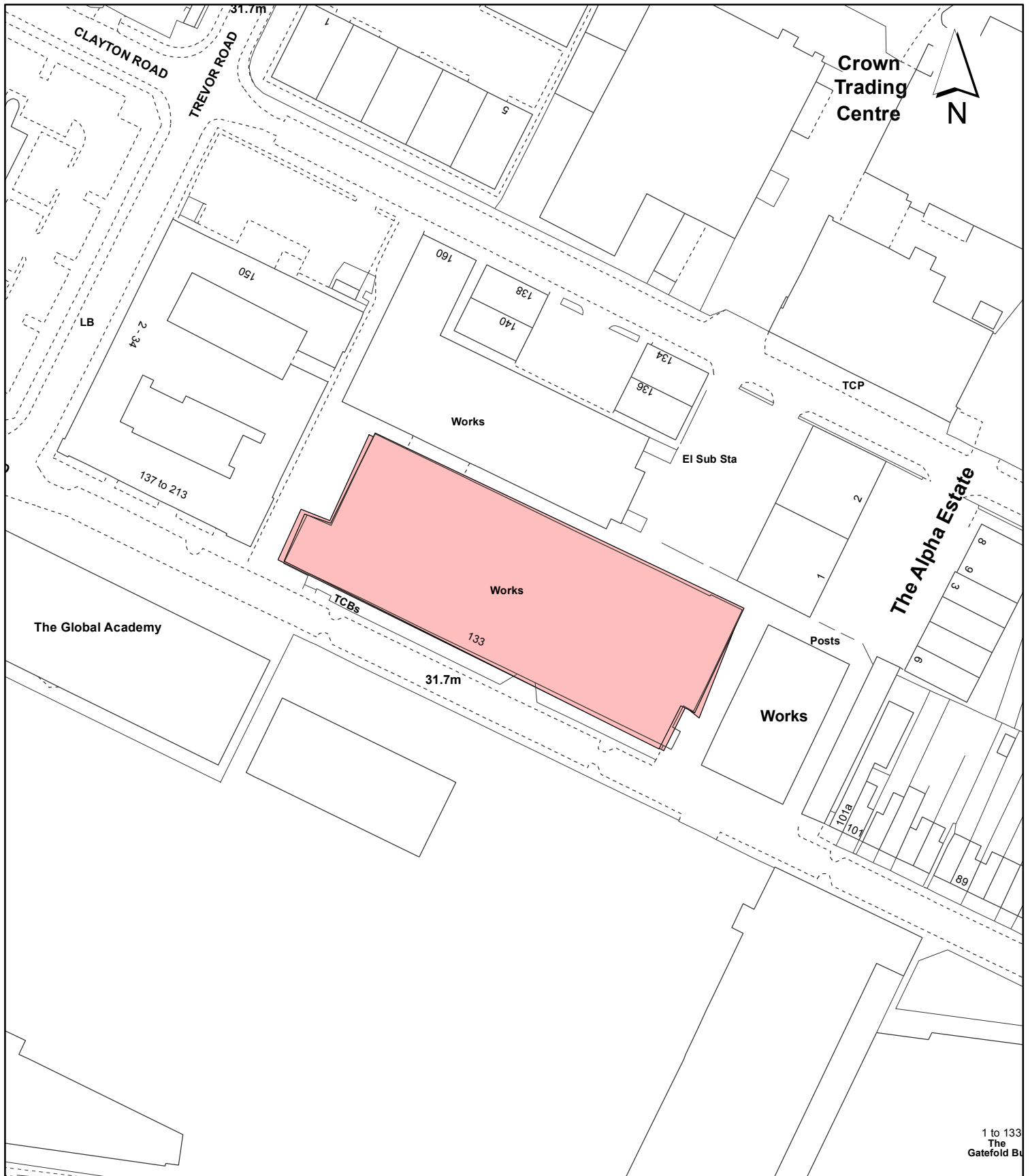
NPPF- 1 NPPF-16 2018 - Conserving & enhancing the historic environment



3 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 The applicant is to note this site has reached saturation point and any further antenna beyond that shown on this application without other mitigating measures and removal of redundant antenna, future additions are unlikely to be acceptable.

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	<p>Planning Application Ref:</p> <p>11623/APP/2018/3037</p>	<p>Scale:</p> <p>1:1,250</p>	
	<p>Planning Committee:</p> <p>Central & South</p>	<p>Date:</p> <p>November 2018</p>	