

Report of the Head of Development Management and Building Control

Address: ROOFTOP AT POINT WEST 1040 UXBRIDGE ROAD HAYES

Development: Installation of four new microwave transmission dishes on braced support poles fixed to the face of the building and one new 150mm wide cable tray, alongside the removal of three existing microwave transmission dishes on freestanding support frames.

LBH Ref Nos: 24/APP/2023/2114

Drawing Nos: A3_PW_300
A3_PW_400
NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION
SUPPLEMENTARY INFORMATION
Declaration of Conformity with ICNIRP Public Exposure Guidelines
Location Plan
A3_PW_100
A3_PW_200
Design, Access and Supporting Statement
Covering Letter

Date Plans received: 17-07-2023 **Date(s) of Amendments(s):**

Date Application valid 17-07-2023

1. SUMMARY

Planning permission is sought for the installation of four new microwave transmission dishes on braced support poles fixed to the face of the building and one new 150mm wide cable tray, alongside the removal of three existing microwave transmission dishes on freestanding support frames.

Taking into consideration that the proposed development site is already used for telecommunications equipment, that it is located over 30m above ground level (where it would have limited impact on the appearance of the area) the proposed development is considered to be visually acceptable and appropriately located. Furthermore it is unlikely to harm neighbouring amenities or highway safety and would provide improved telecommunications coverage for the area, which is supported by the Local Plan, London Plan and the National Planning Policy Framework.

It is therefore recommended that the committee grant planning permission for the proposed development.

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 submitted plan numbers: Location Plan; A3_PW_100; A3_PW_200; A3_PW_300; and A3_PW_400 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 One - Strategic Policies (November 2012), the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and the London Plan (March 2021).

3. NONSC Non Standard Condition

Within 3 months of the development commencing, the existing equipment (shown for removal on the approved drawings) shall be dismantled and removed in their entirety from the site.

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 site and its surroundings in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

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.

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicants attention to the requirement within the British Standard Code of Practice for the safe use of cranes, for the 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.

All crane applications should be sent to Heathrow's Work Approval Team via the following address:

airside_works_approvals@heathrow.com

3.

The MOD recognises that cranes may be used during the telecoms upgrade at this site. These may affect air traffic safety. If the telecoms upgrade of this site does progress, it will be necessary for the developer to liaise with the MOD Safeguarding at the below email address, and RAF Northolt prior to the erection of cranes or temporary tall structures over 15 Metres high.

DIO-Safeguarding-Statutory@mod.gov.uk

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).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

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 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance.

DMAV 1	Safe Operation of Airports
DMEI 12	Development of Land Affected by Contamination
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 21	Telecommunications
DMHB 7	Archaeological Priority Areas and archaeological Priority Zones
LPP SI6	(2021) Digital connectivity infrastructure
NPPF10	NPPF 2021 - Supporting high quality communications

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3. CONSIDERATIONS

3.1 Site and Locality

The development site is located on the north side of the Uxbridge Road and to the south of Whittington Avenue, Hayes. The site comprises a high rise 10-storey building. The building is in commercial and residential use. It is approximately 31.7m in height to the main roof level with areas of the roof extending above to approximately 38m above ground level.

The immediate surrounding area is mixed use and is made up of 1-3 storey buildings. The ground floors of buildings are in commercial use and their upper floors comprise flats.

3.2 Proposed Scheme

Planning permission has been sought for the installation of four new microwave transmission dishes on braced support poles fixed to the face of the building and one new 150mm wide cable tray, alongside the removal of three existing microwave transmission dishes on freestanding support frames.

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, one 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 Prior Approval
N/Req

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 Prior Approval
N/Req

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 No Further
Action(P)

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 Prior Approval
N/Req

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 No Further
Action(P)

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 General
Perm.Devt.

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 Prior Approval
N/Req

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/APP/2018/2323 Point West Building Uxbridge Road Hayes
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
Decision: 18-09-2018 Approved
- 24/APP/2019/224 Point West Building Uxbridge Road Hayes
Removal of 4 No. existing 0.6m antennae dishes, replacement with 4 No. 0.9m antennae dishes, installation of equipment cabinet, and associated works.
Decision: 20-03-2019 Approved
- 24/APP/2022/2309 Rooftop At Point West 1040 Uxbridge Road Hayes
Proposed upgrade to existing Rooftop Telecommunications equipment (Application under Class A, Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for determination as to whether prior approval is required for siting and appearance).
Decision: 06-09-2022 Refused
- 24/APP/2023/1645 Rooftop At Point West 1040 Uxbridge Road Hayes
Proposed upgrade to existing Rooftop Telecommunications equipment including Installation of a roof mounted 7m 5G telecoms monopole (Application under Class A, Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for determination as to whether prior approval is required for siting and appearance).
Decision: 18-07-2023 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/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

The planning history is set out in section 3.3 of this report (above).

4. Planning Policies and Standards

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

- The Local Plan: Part 1 - Strategic Policies (2012)
- The Local Plan Part 2 - Development Management Policies (2020)
- The Local Plan Part 2 - Site Allocations and Designations (2020)
- The West London Waste Plan (2015)
- The London Plan (2021)

The National Planning Policy Framework (NPPF) (2021) is also a material consideration in planning

decisions, as well as relevant supplementary planning documents and guidance.

Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMAV 1 Safe Operation of Airports

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 21 Telecommunications

DMEI 12 Development of Land Affected by Contamination

DMHB 7 Archaeological Priority Areas and archaeological Priority Zones

LPP SI6 (2021) Digital connectivity infrastructure

NPPF10 NPPF 2021 - Supporting high quality communications

NPPF12 NPPF 2021 - Achieving well-designed places

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date: Not Applicable

5.2 Site Notice Expiry Date: **15th August 2023**

6. Consultations

External Consultees

62 neighbouring properties were directly notified of the proposal on 24/07/23.

4 letters of objection has been received in response to consultation on the application. Those comments have been summarised below.

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- 1) The proposal would cause harm to the character and appearance of the area.
- 2) The proposal would cause harm to the health of neighbouring residents.
- 3) The ICNIRP Guidelines are guidelines and do not guarantee that the development would have no adverse health impacts, furthermore they do not provide information on how multiple masts within the immediate vicinity may impact on the health of residents.
- 4) The development is for financial gain.

Queries on the application:

a) New Lane Networks have submitted a domestic EPC 8296-9516-3129-9597-0983 for this development. What is the total energy consumption of the existing telecommunications equipment on the building and what would it be post development.

b) The ideal would be for the Council or the telecoms companies to provide 3D modelling of the range of the waves from each mast showing how they overlap and where the hotspots are created. I have recently learnt that there should be microwave auditory limits at ground level. Are you able to measure these limits?

A petition with 31 signatures has also been submitted against the application. The petition raises the following concerns regarding the proposed development:

i) The existing telecommunications equipment and building are an eyesore on the area. The proposed development would worsen the visual impact, causing further harm to the character and appearance of the area.

Ministry of Defence:

The Defence Infrastructure Organisation (DIO) Safeguarding Team represents the Ministry of Defence (MOD) as a consultee in UK planning and energy consenting systems to ensure that development does not compromise or degrade the operation of defence sites such as aerodromes, explosives storage sites, air weapon ranges, and technical sites or training resources such as the UK Military Low Flying System.

The applicant is seeking approval for the installation of of four new microwave transmission dishes on braced support poles fixed to the face of the building and one new 150mm wide cable tray, alongside the removal of three existing microwave transmission dishes on freestanding support frames.

The application site occupies the statutory safeguarding zone surrounding RAF Northolt. In particular, the height and bird strike safeguarding zones surrounding RAF Northolt and is approximately 3.4km from the centre of the airfield.

After reviewing the application documents, I can confirm the MOD has no safeguarding objections to this proposal.

Cranes

The MOD recognises that cranes may be used during the telecoms upgrade at this site. These may affect air traffic safety. If the telecoms upgrade of this site does progress, it will be necessary for the developer to liaise with the MOD Safeguarding at the above email address, and RAF Northolt prior to the erection of cranes or temporary tall structures over 15 Metres high.

The MOD must emphasise that the advice provided within this letter is in response to the data and information detailed within the developer's document, submitted in support of application 24/APP/2023/2114, as referred to in the correspondence dated 12th October 2023, received from London

Borough of Hillingdon Council.

Any variation of the parameters (which include the location, dimensions, form, and finishing materials) detailed may significantly alter how the development relates to MOD safeguarding requirements and cause adverse impacts to safeguarded defence assets or capabilities. In the event that any amendment, whether considered material or not by the determining authority, is submitted for approval, the MOD should be consulted and provided with adequate time to carry out assessments and provide a formal response.

Heathrow Airport:

We have now assessed the above application against the safeguarding criteria and can confirm that we have no safeguarding objections to the proposed development. However, if a crane is needed for installation purposes, we would like to draw your attention to the following:

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 applicants attention to the requirement within the British Standard Code of Practice for the safe use of cranes, for the 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. All crane applications should be sent to Heathrow's Work Approval Team via the following address:

airside_works_approvals@heathrow.com

PLANNING OFFICER COMMENTS:

Issues relating to points 1, 2, 3 and i are considered in the main body of the report.

In relation to point 4, the motivations behind the proposed development are not a material planning consideration.

In relation to point a, EPC certificates and the energy consumption of the proposed and existing telecommunications equipment is not a material planning consideration.

In relation to point b, the plans and details submitted in support of the application are sufficient to allow for an assessment as to whether the development is policy compliant or not. That assessment has been carried out throughout this report.

In relation to points raised by the Ministry of Defence and Heathrow Airport - informatives have been recommended for inclusion on the decision notice (if approved) informing the applicants of the necessity to notify the relevant bodies if cranes are to be used in the construction of the proposed development.

Internal Consultees

NOISE OFFICER:

Given the nature and context of the proposed development apparent from the information provided I do not consider noise and vibration to be a material planning issue.

DIGITAL CONNECTIVITY OFFICER:

This applications is for adding to and the removal of existing roof top installation. So should be considered.

PLANNING OFFICER COMMENT:

Comments from the Noise Officer and Digital Connectivity Officer have been taken into consideration in the assessment of this application. In order to make the development acceptable in planning terms, conditions and informatives would be attached to the permission, should the application be approved.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy SI 6 of The London Plan 2021 provides planning guidance for the installation of digital connectivity infrastructure. The policy states:

A - To ensure London's global competitiveness now and in the future, development proposals should:

- 1) ensure that sufficient ducting space for full fibre connectivity infrastructure is provided to all end users within new developments, unless an affordable alternative 1GB/s-capable connection is made available to all end users
- 2) meet expected demand for mobile connectivity generated by the development
- 3) take appropriate measures to avoid reducing mobile connectivity in surrounding areas; where that is not possible, any potential reduction would require mitigation
- 4) support the effective use of rooftops and the public realm (such as street furniture and bins) to accommodate well-designed and suitably located mobile digital infrastructure.

B - Development Plans should support the delivery of full-fibre or equivalent digital infrastructure, with particular focus on areas with gaps in connectivity and barriers to digital access.

Paragraph 114 of the National Planning Policy Framework 2021 (NPPF) states 'Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution'.

Policy DMHB 21 of The Local Plan: Part 2 - Development Management Policies (2020) states that Telecommunication development will only be permitted where: i) it is sited and designed to minimise their visual impact; ii) it does not have a detrimental effect on the visual amenity, character or appearance of the building or the local area; iii) it has been demonstrated that there is no possibility for use of alternative sites, mast sharing and the use of existing buildings; iv) there is no adverse impact on areas of ecological interest, areas of landscape importance, archaeological sites, Conservation Areas or buildings of architectural or historic interest; and v) it includes a Declaration of Conformity with the International Commission on Non Ionizing Radiation.

Policy DMAV 1 of The Local Plan: Part 2 - Development Management Policies (2020) states A) The Council will support the continued safe operation of Heathrow Airport and RAF Northolt and will consult with the airport operator on proposals in the safeguarded areas. Proposals that may be a

hazard to aircraft safety will not be permitted. B) In consultation with the Airport Operator, the Council will ensure that: i) areas included in Airport Public Safety zones are protected from development which may lead to an increase in people residing, working or congregating in these zones; and ii) sensitive uses such as housing, education and hospitals are not located in areas significantly affected by aircraft noise without acceptable mitigation measures.

The aim of this application is to improve telecommunications network coverage within the area. The proposed development would therefore support the aims of the London Plan and Local Plan in terms of improving connectivity. Sited over 31m above ground level, next to existing telecommunications equipment, the development would cause no significant harm to the character and appearance of the area and is therefore considered to be in an appropriate location. A declaration of conformity with the International Commission on Non Ionizing Radiation has been submitted in support of the application.

The development is to be located upon a building which already has telecommunications equipment upon its roof. The building is not of historic interest nor is it within a conservation area. A site consideration document has been submitted in support of the application which advises that the site has specifically been chosen to alleviate the developments visual impact and impact on neighbours. Furthermore the site was chosen because it is already used for telecommunications equipment and therefore negates the need to use another site.

The Ministry Of Defence and Heathrow Airport have raised no objection to the proposed development.

Overall the proposed development is considered to be comply with the mentioned Local Plan, NPPF and London Plan guidance.

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 development would not have an impact on any heritage assets or archaeological priority areas.

7.04 Airport safeguarding

The development would have no impact on airport safeguarding.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Paragraph 130 of the NPPF (2021) states 'Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and

landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

Policies D1 and D3 of the London Plan (2021) require development proposals to be of high quality and to enhance the local context by delivering buildings and spaces that positively respond to local distinctiveness.

Hillingdon Local Plan Part 1: Strategic Policies (2012) Policy BE1 states 'The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.'

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states: 'All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding scale of development, height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment.'

Policy DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) re-emphasises the need for new development to be well integrated with the surrounding area and provides design criteria as to how this would be achieved.

The development site is located on the north side of the Uxbridge Road and to the south of Whittington Avenue. The site comprises a high rise 10-storey building. The building is in commercial and residential use. It is approximately 31.7m in height to the main roof level with areas of the roof extending above to approximately 38m above ground level. The immediate surrounding area is mixed use and is made up of 1-3 storey buildings. The ground floors of buildings are in commercial use and their upper floors comprise flats.

The application seeks permission to install four microwave transmission dishes on braced support poles fixed to the face of the building and one new 150mm wide cable tray, alongside the removal of three existing microwave transmission dishes on freestanding support frames.

At present the rooftop of Point West comprises numerous masts, poles, dishes, cabinets and other telecommunications equipment.

The proposed equipment would sit amongst existing equipment as such it would not be out of character. In terms of height, it would sit below larger equipment on the roof of the building, thus it is of an acceptable size and would have limited visual impact. The new equipment would in part be replacing existing equipment on the roof, as such it would not result in any harmful net increase in equipment on the roof. The equipment would be over 30m above the ground limiting its visual impact on the areas appearance.

For these reasons it is considered that the proposed development would have an acceptable impact on the character and appearance of the building and area.

7.08 Impact on neighbours

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The proposed telecommunications equipment would be located a significant distance above ground level, due to its location, design and significant separation distance from neighbouring sites the proposal is unlikely to be harmfully overbearing to them, nor would it lead to any harmful loss of light or outlook to nearby sites or in any other way harm their amenities.

At present a significant amount of telecommunications equipment exists (and is in operation) on the roof of the building. As such users of the building are subject to the impact of that equipment. The proposal seeks to install four microwave transmission dishes on braced support poles and one new 150mm wide cable tray. It also seeks to remove three existing microwave transmission dishes on freestanding support frames. The net increase in one transmission dish is not considered to cause any harm to the amenities of users of the building.

Overall it is therefore considered that the proposed development would have an acceptable impact on the amenities of neighbouring properties.

7.09 Living conditions for future occupiers

Not applicable to the proposed development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Due to its siting on the roof of a building, away from the local highways network the proposed telecommunications equipment would not cause any hinderance to pedestrian or vehicle movements or harm to highway safety.

7.11 Urban design, access and security

Not applicable to this application.

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

The issues raised during the consultation process have been addressed in the sections above.

7.20 Planning obligations

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £60 per sq metre.

The proposal is not CIL liable.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Health:

Paragraph 118 of the National Planning Policy Framework (2021) states:

Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.

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.

10. CONCLUSION

The proposed development is considered to have an acceptable impact on neighbouring amenities, the local highways network and the character and appearance of the area. The development is appropriately located and would provide improved telecommunications coverage for the area, which is supported by the Local Plan, London Plan and the National Planning Policy Framework.

The proposal is considered to comply with the Development Plan and no material considerations indicate that the policies of the Development Plan should not prevail. It is therefore recommended that planning permission be granted subject to conditions.

11. Reference Documents

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

The West London Waste Plan (2015)

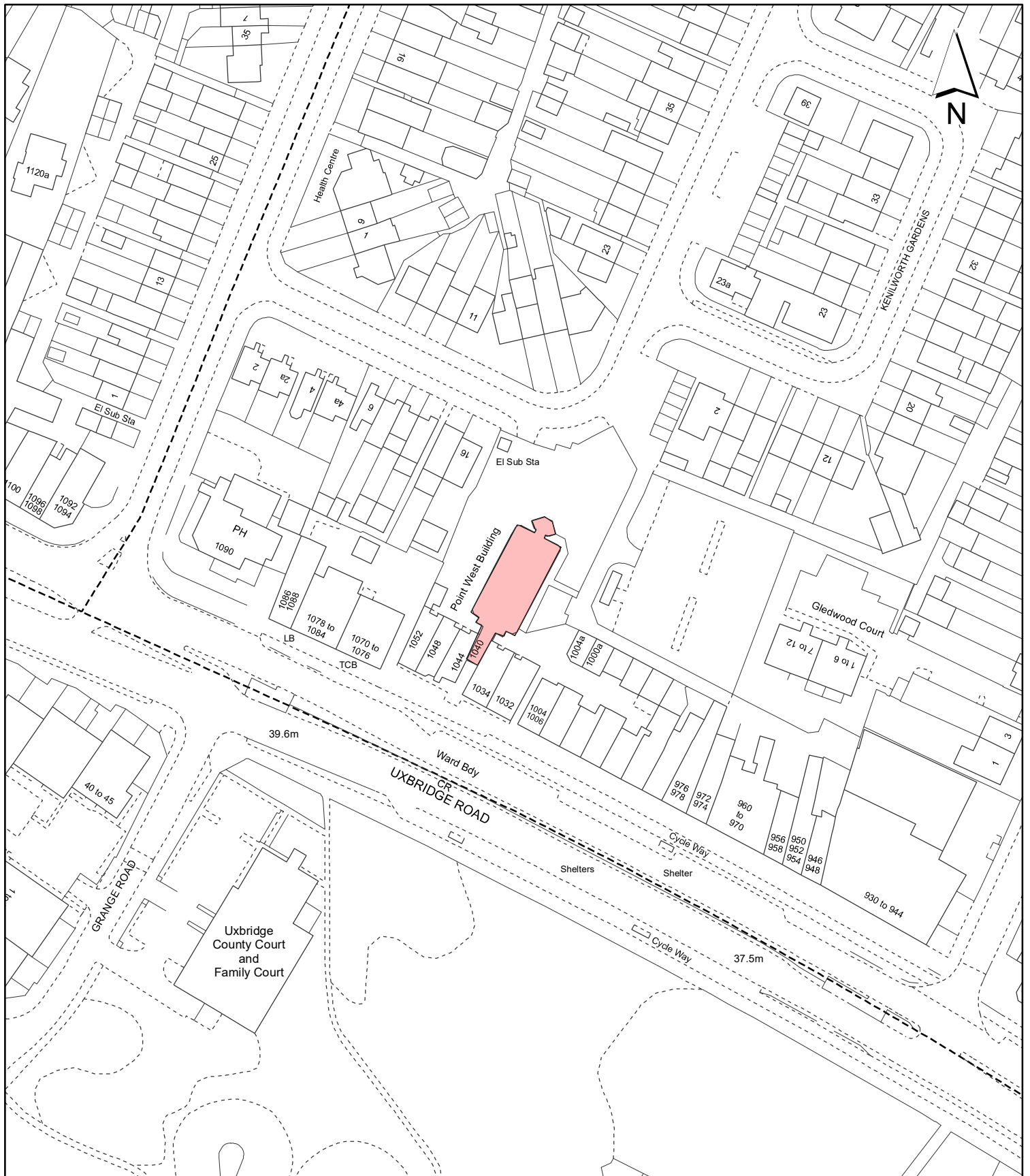
The London Plan (2021)

Contact Officer:

Haydon Richardson

Telephone No:

01895 250230



Notes:

 Site boundary

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**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section

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 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
24/APP/2023/2114

Scale:
1:1,250

Planning Committee:
Minors

Date:
November 2023



HILLINGDON
 LONDON