

**Committee Report
Planning Committee on 8 June, 2010**

**Item No. 23
Case No. 10/0631**

RECEIVED: 16 March, 2010

WARD: Stonebridge

PLANNING AREA: Harlesden Consultative Forum

LOCATION: The Stonebridge Centre, 6 Hillside, Stonebridge, London, NW10 8BN

PROPOSAL: Installation of 12 metre pole mast with broadcast antenna and flat plate link antenna for community radio station on roof of building (The Hillside Hub)

APPLICANT: Bang Entertainment Ltd

CONTACT: Station Z Media Production Services

PLAN NO'S:
See condition 2.

RECOMMENDATION

EXISTING

The subject building, known as the Stonebridge Centre, is the recently constructed mixed use community / residential / shopping building situated on the north side of Hillside. The uses within the building include a PCT clinic, convenience retail store, a café, a community hall and community rooms together with retail uses on the upper floors. The building is not within a Conservation Area and is not listed.

PROPOSAL

The applicants propose the erection of a 12 m high pole antenna on the roof of the eastern "wing" of the building. The antenna is detailed to project 10.4 m above the parapet within the side elevation, or 9.9 m above the highest point of the parapet. One antenna is to be attached approximately 2.2 m from the top of the pole. The diameter of the pole is 50 mm, and the applicants have specified that the antenna is coloured white and the pole could be any colour that is considered acceptable. The guys are 2 mm in diameter and dark green in colour. The guys will be attached to the inside of the existing parapet.

The antenna is to serve a community radio station which is based in Harlesden.

HISTORY

06/0078 - Granted 30 June 2006

Erection of part three-, five- and six-storey building to provide health centre, community centre, radio station, cafe, retail shop, 25 one-bedroom flats, 32 two-bedroom flats and 2 studio flat, formation of 47 basement car-parking spaces (of which 14 are for the Health Centre), 17 surface car-parking spaces and 4 layby car-parking spaces, provision of vehicular access from The Avenue and landscaping on land fronting Hillside and The Avenue between Stonebridge Park Hotel and the BACES site.(as accompanied by Planning Support Information document dated 14 June 2006 and Supporting Statement dated January 2006)

POLICY CONSIDERATIONS

BE2 Townscape: Local Context and Character
BE9 Architectural Quality
BE19 Other forms of telecommunications development

SUSTAINABILITY ASSESSMENT

N/A

CONSULTATION

135 Consultation letters sent on 24 March 2010

Two letters of objection have been received from residents citing the following issues:

- Impact on health of residents
- Noise
- Cost to residents
- Visual appearance (it will be an eyesore)
- Obstruction of views

These issues are dealt with in the remarks section of this report.

Environmental Health:

Please see Remarks section of this report.

REMARKS

Planning permission is sought for a twelve metre high radio mast to be located on top of the Hillside Hub. It will act as transmitter for a local community radio station based in Harsleden. The proposed mast and antenna will be visible from a number of locations, however given that the pole has a diameter of just 5cm and given its slimness and its siting on top of one of the Hub's six storey wings the likely visual impact of the structure will be limited. The pole will be mounted in the centre of the roof and the three guy ropes supporting it will be fixed behind the parapet.

It should be noted that the visual impact of the proposed antenna is likely to be far less significant than that of the typical mobile phone masts found on top of buildings. These normally have multiple antennas and tend to be much more substantial structures. They also do not normally require the benefit of planning permission, as they fall within one of the types of development allowed by the Town & Country Planning General permitted Development Order. Specifically part 24 of the Order which covers mobile phone masts and other ancillary development by mobile phone operators.

The Council's Environmental Health Unit have confirmed that the antenna does not need to be regulated under ICNIRP as the potential radiation from an FM antenna is low and that the responsibility for the inspection and regulation falls with OfCom.

Whilst objections have been received relating to the potential public health implications of the antenna, this is regulated by another body and in any case, Environmental Health have confirmed that potential levels of radiation are low.

Objectors have raised concerns over potential noise from the mast. While there will be some disturbance during its installation, there is no evidence that the antenna will produce any significant noise.

The colour will be selected to blend in with the sky as far as practicable. The applicants have specified that the pole could be any colour to ensure that this happens. Your officers recommend that the colour of the pole is grey.

Your officers recommend that planning permission is granted for the mast and antenna.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

- (1) The proposed development is in general accordance with policies contained in the:-
Brent Unitary Development Plan 2004

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment
Environmental Protection: in terms of protecting specific features of the environment and protecting the public

CONDITIONS/REASONS:

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

- (2) The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

BR/AM/PL001, BR/AM/PL002, BR/AM/PL003, BR/AM/PL003, "Design and Access Statement", "BANG Radio Transmission mast Planning Application", "Jaybeam Wireless Direction Panel Antenna 5680000"

Reason: For the avoidance of doubt and in the interests of proper planning.

- (3) The pole mast and antenna hereby permitted shall only be for the purposes of radio broadcasting and shall not be used for any other purposes unless otherwise agreed in writing by the Local Planning Authority. If the mast is no longer used for such purposes, the works hereby approved shall be removed within 6 months of the cessation use and the roof restored to its former condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: The scale of the pole mast is greater than would not normally be permitted, but personal permission is given because of the slim nature of the pole and the limited number of antennae on the pole.

- (4) Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no additional antennae shall be attached to the pole mast hereby approved unless prior written consent is obtained from the Local Planning Authority through an application for planning permission.

Reason: The scale of the pole mast is greater than would not normally be permitted, but personal permission is given because of the slim nature of the pole and the

limited number of antennae on the pole.

- (5) The antenna mounting pole hereby approved shall be coloured grey unless details of an alternative colour have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works. The works thereafter shall be carried out in full accordance with the approved details.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Brent Unitary Development Plan 2004

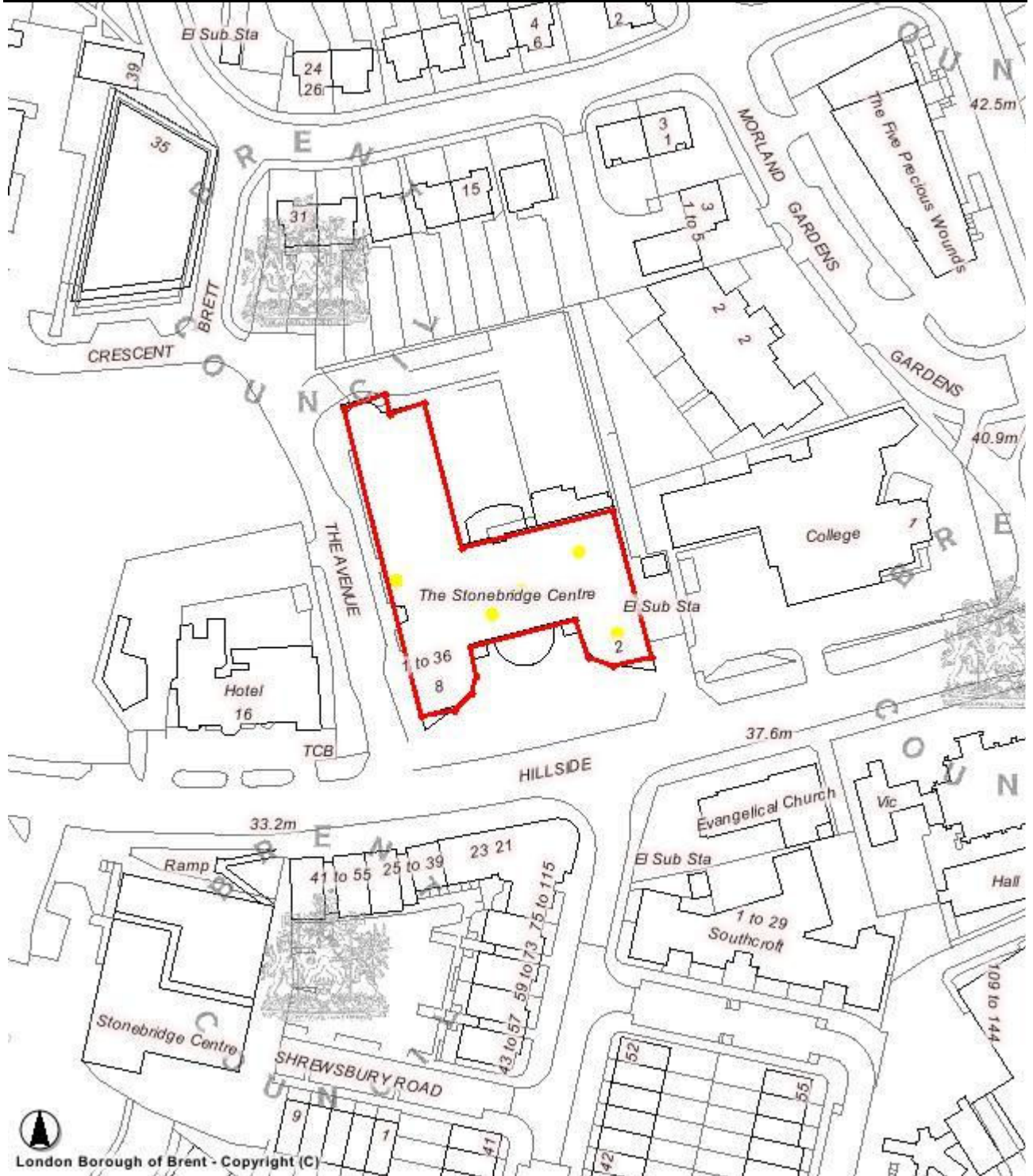
Any person wishing to inspect the above papers should contact David Glover, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5344



Planning Committee Map

Site address: The Stonebridge Centre, 6 Hillside, Stonebridge, London, NW10 8BN

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