

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Romney Court	Site Address:	Romney Court
National Grid Reference:	527467, 184948		139 Haverstock Hill Belsize Park London NW3 4RX
Site Ref Number:	148391 20	Site Type: ¹	Macro

2. Pre-Application Check List

Site Selection (for New Sites only)

(Would not generally apply to upgrades/alterations to existing site including redevelopment or replacement of an existing site to facilitate an upgrade or sharing with another operator)

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?	Yes	No
If no explain why: No register available.		
Were industry site databases checked for suitable sites by the operator:	Yes	No
If no explain why: N/A		

¹ Macro or Micro

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Site Specific Pre-application consultation with local planning authority

Was there pre-application contact:	No
Date of pre-application contact:	N/A
Name of contact:	N/A
<p>Summary of outcome/Main issues raised: Pre-application correspondence was forwarded to the London Borough of Camden by email on 9 May 2023.</p> <p>A response was received on 12 May 2023 confirming a fee of £1,138 is required for the pre-application advice. Due to the scale of fees it has been decided to progress directly to a formal application.</p>	

Annual area wide information to planning authority

Has annual area wide information been provided?	Yes – February 2022
If no explain why:	N/A
<p>Summary issues raised: N/A</p>	


Community Consultation

Rating of Site under Traffic Light Model:	Red	Amber	Green
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Outline of consultation carried out:

Consultation was sent by email on 9 May 2023 to the Belsize Ward Councillors – Cllrs. Dixey, Kirk and Simon.

Letters were also sent to the following residential properties:

- 129-133 Haverstock Hill
- Flats 1-11, 135 Haverstock Hill
- Flats 1-8, 143 Haverstock Hill
- Flats 1-7, 145 Haverstock Hill
- Flats 1-9, 156 Haverstock Hill
- Flats 1-6, 158 Haverstock Hill
- Garden flat, ground floor, 1st floor & 2nd floor flats, 160 Haverstock Hill
- Coach House, Flats 1-5, 162 Haverstock Hill
- Ground floor, 1st, 2nd and 3rd floor flats, 170 Haverstock Hill
- Flats 1-5, 172 Haverstock Hill
- 147, 158A, 164, 164A, 164B, 164C, 166, Garden Flat 166, 166B, 166C, 166D, 168, 170, 170A & Garden Flat 170A, Haverstock Hill
- 26-48, 26A, 28A 38A Belsize Grove
- Flats A-H, 24 Belsize Grove
- Flats A-F 22 Belsize Grove

Summary of outcome/main issues raised (include copies of relevant correspondence):

A response was received from a local resident who noted the site is within a conservation area and they don't want to see antennas in front of their house or close to powerful radio emissions with potential health nuisance.

No further responses have been received.

School/College

Location of site in relation to school/college (include name of school/college):

There are no schools close to the site. The closest is The Village Prep School on Parkhill Road, which is approximately 150 metres from the site and not in a direct line of sight.

Outline of consultation carried out with school/college (include evidence of consultation):

Due to the distance involved no consultation was undertaken.

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Summary of outcome/main issues raised (include copies of main correspondence):
N/A

Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator consultation (only required for an application for prior approval)

Will the structure be within 3km of an aerodrome or airfield?	Yes	No
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?	Yes	No
Details of response: N/A – full planning application.		

Developer's Notice

Copy of Developer's Notice enclosed?	Yes	No
Date served:	N/A – full planning application.	


3. Proposed Development

<p>The proposed site:</p> <p>The host building is a six-storey residential building on the southern side of Haverstock Hill, east of its junction with Belsize Grove. The surrounding area is predominantly residential in character, although there are a number of retail and commercial premises along Haverstock Hill to the north-west. The building is not listed, however is located within the Belsize Park Conservation Area.</p> <p>The proposal involves the installation of 2 no. GRP enclosures on the roof of the building to house the proposed equipment, the larger enclosure towards the northern corner of the roof and a smaller enclosure towards the western corner. It is proposed to locate two of the three proposed antennas within the larger enclosure, along with the transmission dishes and equipment cabinets. The remaining antenna is proposed within the smaller enclosure, and there would be sufficient space within the enclosures to house antennas for an additional operator. The equipment would</p>
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would provide 3G and 4G coverage and capacity for the Vodafone network, along with new 5G coverage. A photograph of the host building is included below:



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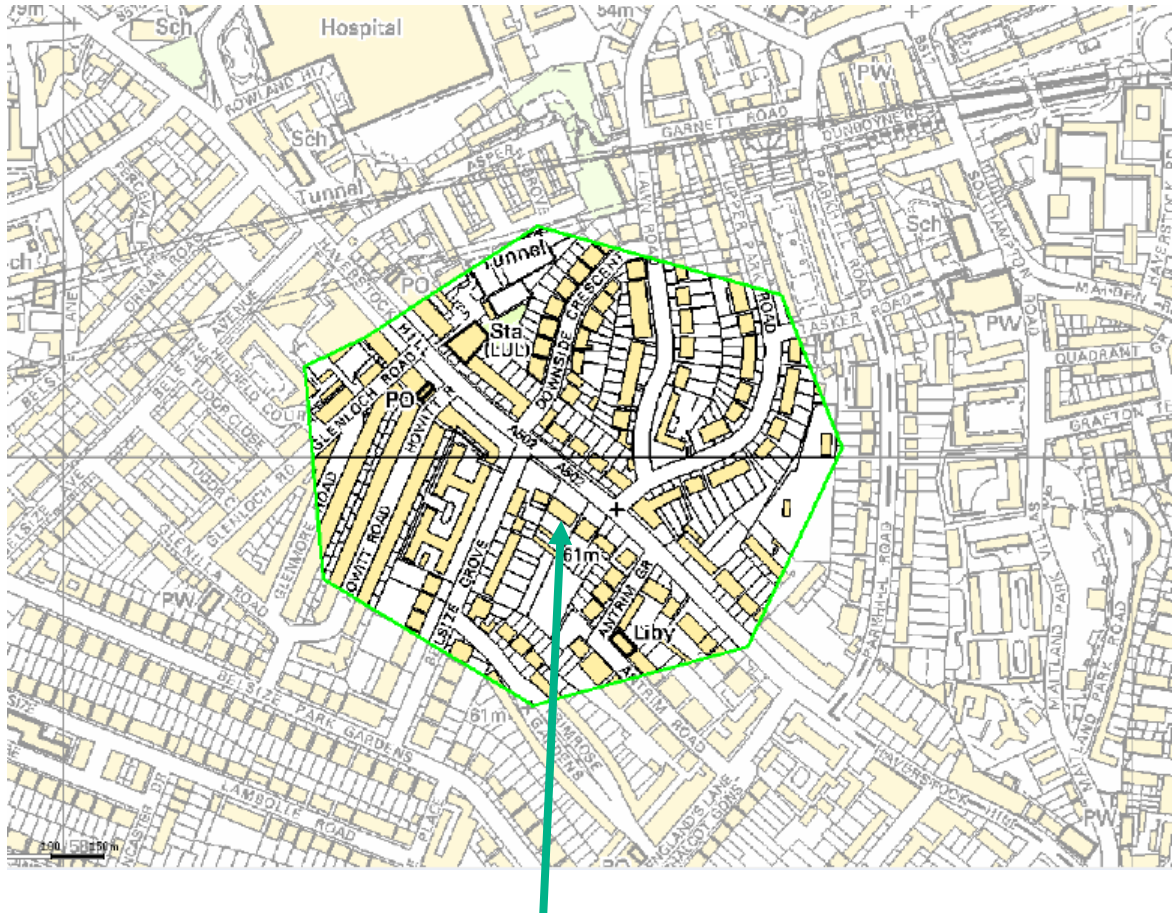
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Enclose map showing the cell centre and adjoining cells if appropriate:

The proposed site is required to provide the necessary level of coverage and capacity to this area of Camden. The search area for the proposed new installation is shown below (along with the proposed site location):




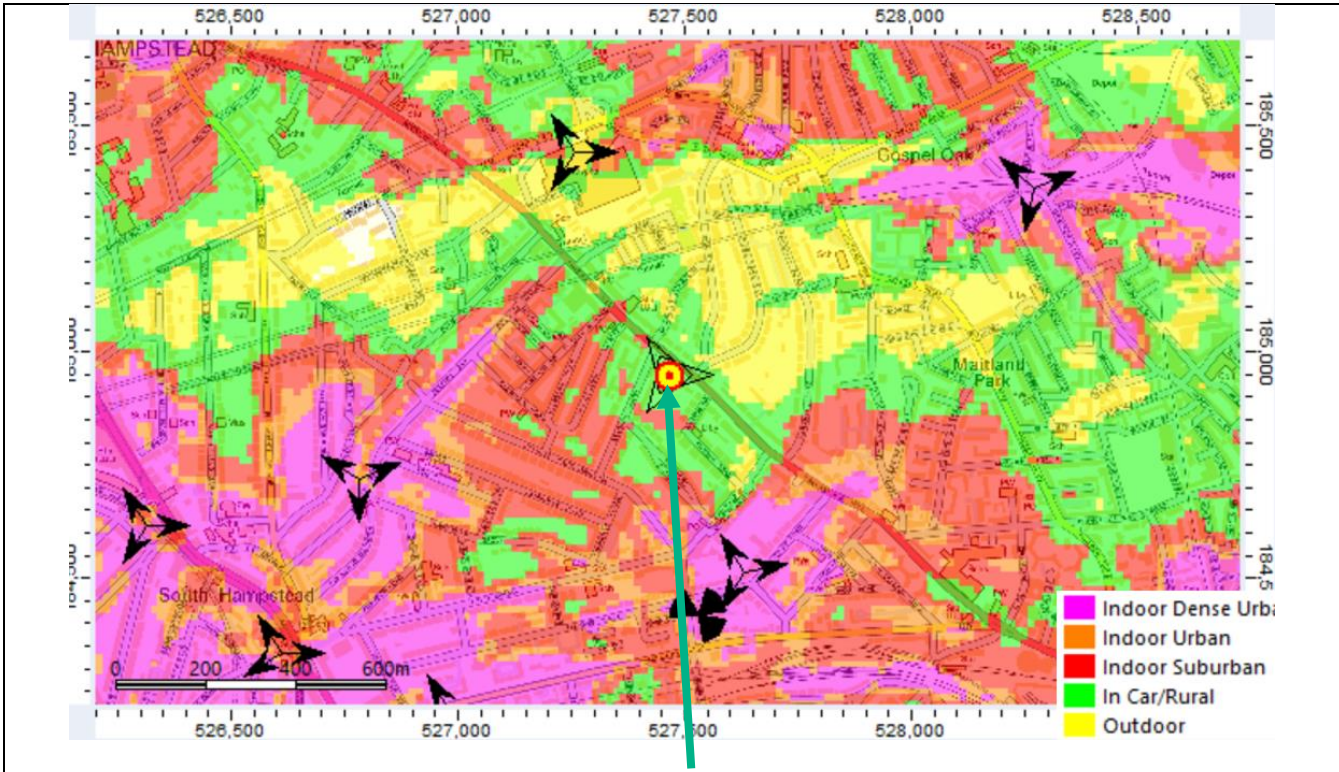
The coverage plots below shows the existing and proposed 4G coverage in the area, with the site location highlighted:

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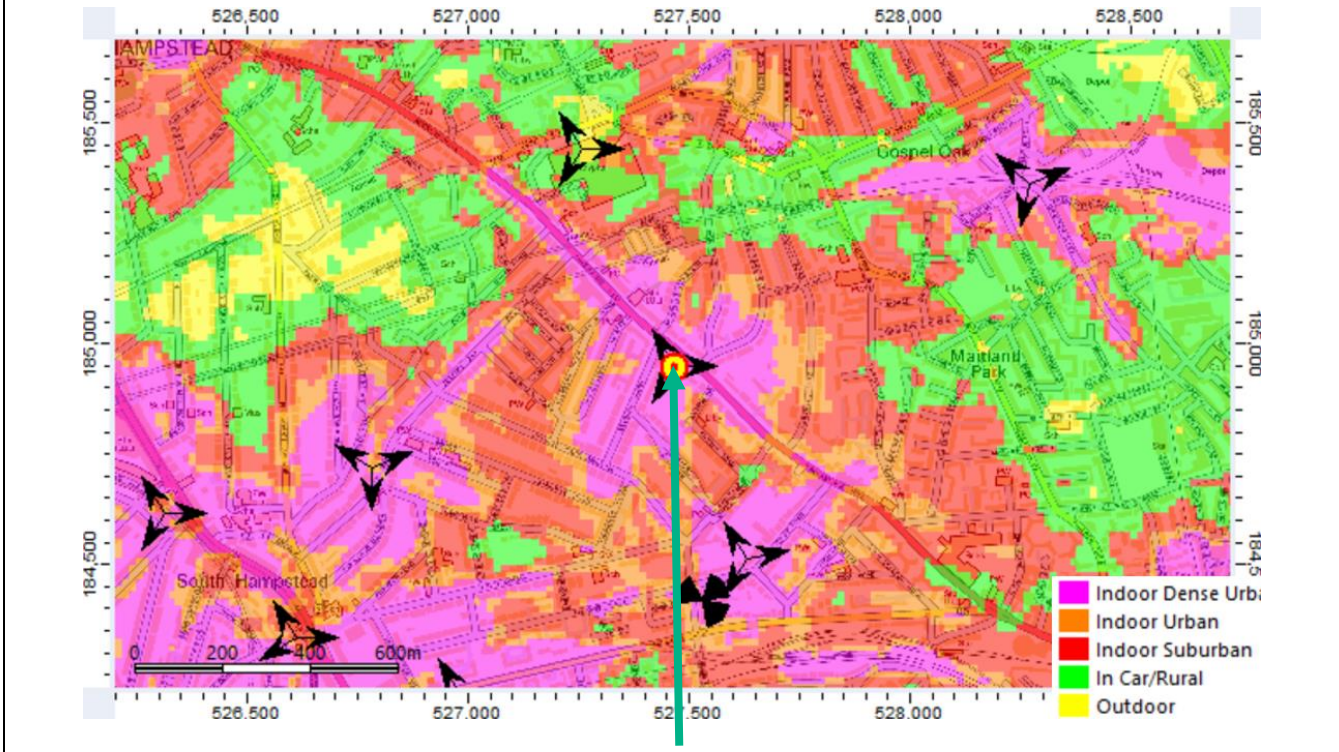
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Existing Vodafone 4G coverage




Proposed Vodafone 4G coverage

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Ideal coverage levels for this busy area of Camden, to provide an adequate level of coverage and capacity to meet demand are shown as pink, orange and red on the plots. The first plot confirms that levels fall below the required level, however the proposed plot confirms that the site would improve coverage to good levels. In addition, the site is also needed to provide new coverage and capacity for the latest 5G technology.

These are also attached as a separate item within the application documents.

Type of Structure (e.g. tower, mast, etc):	Rooftop
Description: The installation of 3 no. antennas, 2 no. 300mm transmission dishes and 2 no. equipment cabinets on the roof of the building, all located within 2 no. GRP screens colour matched to the existing building brickwork, and ancillary development thereto.	
Overall Height:	22.3 metres (to top of antennas)
Height of existing building (where applicable):	18 metres (main roof level)
Equipment Housings (cabinets located within GRP enclosure):	
Length:	0.8m/ 0.62m
Width:	0.66m/ 0.62m
Height:	1.77m/ 1.77m
Materials (as applicable):	
Tower/mast etc – type of material and external colour:	N/A
Equipment housing – type of material and external colour:	Steel with a grey finish (located within GRP enclosure).

Reasons for choice of design, making reference to pre-application responses:


In designing the proposed scheme, the applicant has sought to achieve a balance between technical requirements and minimising environmental impact as far as was practicable. It, however, must be acknowledged that technical constraints heavily influenced the design and limited the scope to alter the appearance of the site to a significant degree.

There are three main elements to a radio base station; the cabin or cabinets which contain the equipment used to generate the radio signals, the supporting structure that holds the antennas in the air or fixes them to a building or structure and the antennas themselves, which emit the radio signals (along with any necessary amplifier or receiver units). Other elements necessary for the base station to function are the power source (meter cabinet or generator where a REC supply

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cannot be utilised), feeder cables that link the equipment housing to the antennas and the various support structures, grillages and fixings, often referred to in general terms as “development ancillary to” the base station.

Due to its sensitive location, the antennas and cabinets are proposed to be located within GRP enclosures, with a brick finish to match the existing building. As well as the proposed equipment, the enclosures have been designed with space for a further operator, therefore allowing site sharing without the need for additional equipment to be visible on the roof.

The enclosures would be visible, however their size is needed to ensure the equipment can be housed and maintained safely. There are substantial trees in the area, which would assist in minimising the impact of the proposed development to an acceptable level.

The alternative design solution would be to install the equipment on the roof of the building without the GRP enclosures. This would result in the equipment being visible in a sensitive conservation area location, and it is considered this solution would have a greater overall impact on the host building and surrounding area.

Overall, it is considered that the design is appropriate to the site and surrounding area and avoids any unacceptable level of impact on visual amenity or on heritage assets. The minimal impact would be outweighed by the significant public benefits of the proposal.

The development would provide enhanced 3G and 4G coverage and capacity for the Vodafone network, along with improved 5G provision for the area. It is noted that the equipment would be visible, however visibility does not necessarily equate to harm. Setting the significant benefits of the proposal against the limited harm, the benefits outweigh the minimal harm.


Technical Information

International Commission on Non-Ionizing Radiation Protection Declaration attached (see below)	Yes	No
International Commission on Non-Ionizing Radiation Protection public compliance is determined by mathematical calculation and		

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implemented by careful location of antennas, access restrictions and/or barriers and signage as necessary. Members of the public cannot unknowingly enter areas close to the antennas where exposure may exceed the relevant guidelines.

When determining compliance, the emissions from all mobile phone network operators on or near to the site are taken into account.

In order to minimise interference within its own network and with other radio networks, Vodafone operates its network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision.

As part of Vodafone Ltd's network, the radio base station that is the subject of this application will be configured to operate in this way.

All operators of radio transmitters are under a legal obligation to operate those transmitters in accordance with the conditions of their licence. Operation of the transmitter in accordance with the conditions of the licence fulfils the legal obligations in respect of interference to other radio systems, other electrical equipment, instrumentation, or air traffic systems. The conditions of the licence are mandated by Ofcom, an agency of national government, who are responsible for the regulation of the civilian radio spectrum. The remit of Ofcom also includes investigation and remedy of any reported significant interference.

The telecommunications infrastructure the subject of this application accords with all relevant legislation and as such will not cause significant and irremediable interference with other electrical equipment, air traffic services or

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instrumentation operated in the national interest.		
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4. Technical Justification

Enclose predictive coverage plots if appropriate, e.g. to show coverage improvement. Proposals to improve capacity will not generally require coverage plots.

Reason(s) why site required e.g. coverage, upgrade, capacity

The proposal would provide the Vodafone network with enhanced 3G and 4G coverage and capacity to the surrounding area, and also new 5G coverage.

The first generation of services provided voice calls, the second generation (2G) allowed basic data such as texting and the third generation (3G) offered internet access and the development of apps. Since then, the smart phone has developed further, and the fourth generation has brought video and much faster data speeds allowing the integration of the smart phone into wider use.

The next generation of mobile telephony is 5G which brings greatly increasing data speeds. The advantages this presents range from near-instant downloads of HD films to connected cars, smart medical devices and smart cities. To bring this new technology a mix of upgrades to existing sites and the building of new sites is required. New sites will be needed for many reasons, including that the higher radio frequencies used for 5G do not travel as far as those frequencies currently in use leaving gaps in the network.

Although 5G will undoubtedly bring new opportunities and huge benefits to society, we cannot escape from the requirement that new structures, antennas and ancillary equipment will be needed. It has been acknowledged by Government that we must ensure that we have the infrastructure in place to deliver 5G across our major centres and transport networks. This is one of the many additional installations that will be needed to provide enhanced services.


The higher frequencies that 5G will use can provide more bandwidth and thus greater capacity but the signal will not travel as far as those of previous generations. The implications to the built environment will be that more infrastructure needs to be deployed, as in this case.

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5G is the next generation of mobile internet connectivity, offering faster speeds and more reliable connections on smartphones and other devices than ever before. Compared to even the most recent and efficient generation of mobile network, 4G, 5G is set to be far faster and more reliable, with even greater capacity and lower response times.

A recent letter from Matt Warman MP, the minister for Digital Infrastructure, to English Local Authority Chief Executives, has re-affirmed the importance of digital connectivity. The letter dated 24 May 2021 notes: *'Digital connectivity is – now, more than ever – vital to enable people to stay connected and businesses to grow. The demand for mobile data is increasing rapidly, and the COVID-19 pandemic has highlighted how important it is that we all have access to reliable, high quality mobile connectivity...The planning system plays a key role in delivering the infrastructure that we need as households and businesses become increasingly reliant on mobile connectivity.'*

The following examples below illustrate practical applications of 5G Connectivity:

Education:

The relationship between 5G and education is evolving at a massive rate with educators exploring the relevance of Virtual Reality (VR) technologies for education and training. Crucially, VR can support remote learning, allowing students a presence in the classroom even when working elsewhere.

5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high-definition images and video), increased capacity and heightened security will also allow learning on the job, thanks to technologies such as Augmented Reality (AR) goggles, which can give engineers real-time instructions on how to fix a machine on a production line, for example.

Health:

Patients across the country are now becoming accustomed to relying on remote healthcare services such as NHS 111, virtual GP appointments, and ordering online deliveries of essential medical supplies.


5G will prove critical in providing the infrastructure required to deliver remote health services over the next decade. By design, 5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high-definition images and video), increased capacity and heightened security are going to be fundamental in scaling the patient benefits of remote healthcare and keeping medical records secure and private. For instance, trials have shown that connecting ambulance

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crews to expert resources using 5G allows paramedics to work with doctors and conduct specialist procedures in real time whilst on the road.

As is often the case with the introduction of new mobile technologies, we are aware that there has been a lot of coverage on the internet and in the media with regard to the possible health implications of 5G rollout in the UK. Exposure to non-ionising radiation is regulated and limited and all UK base stations are required to comply with health and safety guidelines set by the International Commission on Non-Ionisation Radiation ('ICNIRP'). This is an independent body of scientists that was set up to provide advice and guidance on the health and environmental effects of non-ionizing radiation which is used in mobile telecommunications. The guidelines set by the commission are in place to protect all members of the public, of all ages and in all states of health and wherever they might be in relation to a base station for 24 hours a day. They are backed by the World Health Organisation, the EU and the UK Government.

The ICNIRP reviewed and updated their guidelines in 2020. The new guidelines provide better and more detailed exposure guidance in particular for the higher frequency range, above 6 GHz, which is of importance to 5G and future technologies using these higher frequencies. The ICNIRP chairman, Dr Eric van Rongen, has advised that "the most important thing for people to remember is that 5G technologies will not be able to cause harm when these new guidelines are adhered to". We confirm that they are adhered to by O2 as well as the UK's other mobile operators.

The Director of Mobile UK has also commented on the updated ICNIRP guidelines and stated that "*The consistent conclusion of public health agencies and expert groups is that compliance with the international guidelines is protective for all persons (including children) against all established health risks*".

Public Health England (PHE) commented in 2019 that "*It is possible that there may be a small increase in overall exposure to radio waves when 5G is added to an existing network or in a new area. However, the overall exposure is expected to remain low relative to guidelines and, as such, there should be no consequences for public health*" <https://www.gov.uk/government/publications/5g-technologies-radio-waves-and-health/5gtechnologies-radio-waves-and-health>.


There has been a significant amount of other independent, peer reviewed, scientific research by recognised bodies that has been carried out into the technology used in mobile telecommunications over several decades. The consensus of the international scientific community is that there has been no convincing evidence to date that RF field exposure below the internationally

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agreed guideline levels applied in the UK (ICNIRP) causes negative health effects in adults or children. This includes recent reviews of 5G technology.

In January 2019 the Finnish Radiation and Nuclear Safety Authority (STUK) concluded that *"In the light of current information, exposure to radio frequency radiation from base stations will not rise to a significant level with the introduction of the 5G network. From the point of view of exposure to radio frequency radiation, the new base stations do not differ significantly from the base stations of existing mobile communication technologies (2G, 3G, 4G)"*

<https://www.stuk.fi/aiheet/matkapuhelimet-jatukiasemat/matkapuhelinverkko/5g-verkon-sateilyturvallisuus>

Similarly, and also in January 2019, the Norwegian Radiation and Nuclear Safety Authority (DSA), commented that *"The overall research shows that the radiation from wireless technology is not hazardous to health, as long as the levels are below the recommended limit values. This is the prevailing view among researchers in many countries today, and it is supported by the EU Scientific Committee. We have used cell phones and radio 5G and transmitters for decades and much research has been done on how this affects our health. Risk factors of importance to public health have not been found. With the knowledge we have today, there is no need to worry that 5G is hazardous to health."*

<https://www.dsa.no/temaartikler/94565/5g-teknologi-og-straaling>.

All Vodafone base stations are designed to be fully compliant with ICNIRP guidelines, and a certificate of compliance is included with the application. In addition, a document entitled 'Mobile UK Health Fact Sheet' is included with the application documents. This provides a simple explanation of 5G and the equipment behind it, including the antennae and the masts, in particular in relation to health issues. Further information is attached in the form of the attached 'Public Benefit of mobile connectivity' brochure.

A new site is required in the area to meet the ever-increasing demand for mobile services. As an example of this, a publication from OFCOM in 2022 illustrated the increasing demand for services. A discussion paper entitled "Mobile networks and spectrum - Meeting future demand for mobile data" (full report at https://www.ofcom.org.uk/_data/assets/pdf_file/0017/232082/mobile-spectrum-demand-discussion-paper.pdf). Paragraphs 2.5 to 2.7 noted:


"2.5 In the UK there are four Mobile Network Operators (MNOs) - EE, Three, Virgin Media O2 and Vodafone. The MNOs also provide wholesale mobile access to many mobile virtual network operators (MVNOs), such as Tesco, iD (Carphone Warehouse), Sky Mobile and others.

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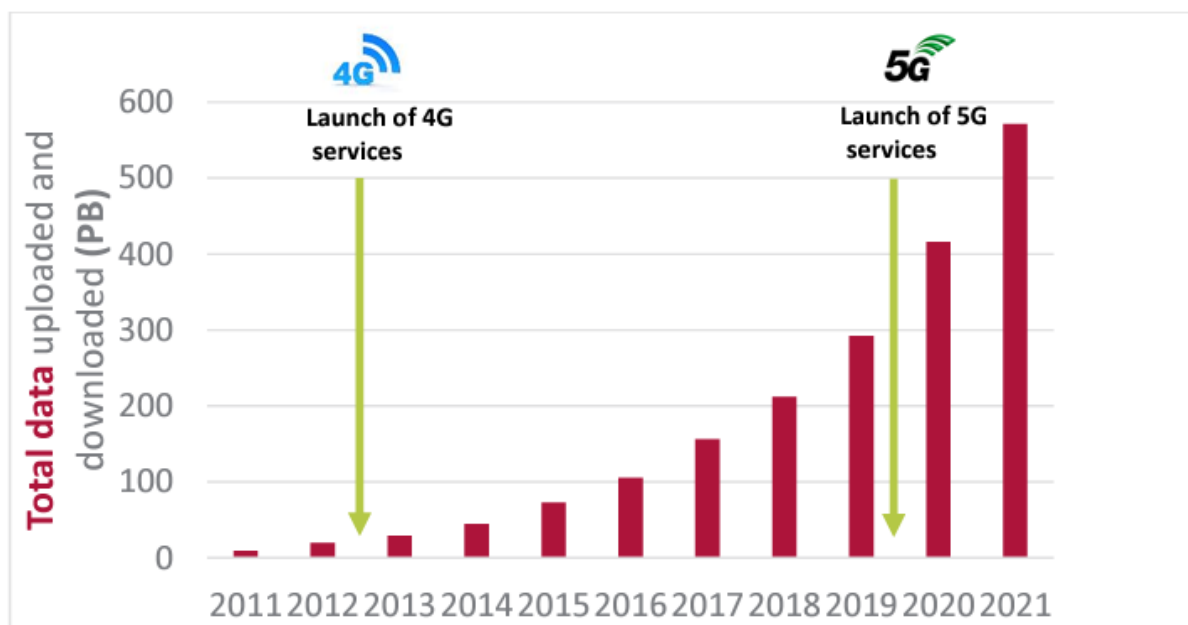
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2.6 In recent years we have seen an average 40% year-on-year growth in demand for mobile services provided over public mobile networks. This growth has been driven by the development of new applications and enabled by evolving technologies and consequent changes in consumer behaviour.

2.7 We expect demand for mobile data will continue to grow as we rely on it ever more to carry out daily activities like shopping, gaming, banking and watching movies. Demand is likely to be stimulated further as new and more sophisticated applications are developed, and by the development of machine-to-machine and machine-to-device applications.”

This increasing demand for mobile data was illustrated in the report by the graph below:




Growth of monthly mobile data demand 2011-2021 (Source: Mobile networks and spectrum - Meeting future demand for mobile data)

Further detail regarding the general operation of the network can be found in the accompanying document entitled ‘General Background Information for Telecommunications Development’. This information is provided to assist the local planning authority in understanding any technical constraints on the location of the proposed development.

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5. Site Selection Process


Alternative sites considered and not chosen (not generally required for **upgrades/alterations to existing sites** including redevelopment of an existing site to facilitate an upgrade or sharing with another operator)

Site No. / Type	Site name and address	National Grid Reference	Reason for not choosing site
1 / RT	2 Antrim Grove, Antrim Grove, Belsize Park, London NW3 4XR	527530, 184907	This option has been discounted as the subject site is in a better position in terms of providing the required coverage to the target area to the north-west along Haverstock Hill and to Belsize Park Station.
2 / RT	Elaine Court, 123 Haverstock Hill, Belsize Park, London NW3 4RT	527554, 184877	As with the previous discounted option, this building has been discounted as the subject site is in a better position in terms of providing the required coverage to the target area along Haverstock Hill and to Belsize Park Station.
3 / RT	199-205 Haverstock Hill, Haverstock Hill, Belsize Park, London NW3 4QG	527274, 185132	This option is located too close to the existing Vodafone base station located on the rooftop of the Royal Free Hospital. The nominated site is located in a preferable coverage location within the Vodafone network.
4 / RT	Troyes Court, 1 Lawn Road, Belsize Park, London NW3 2XT	527568, 185041	Planning permission was granted for a previous proposal on Troyes Court. However, due to the low height of the building, lower elevation and sub-optimal location for the network, the location is not optimal for Vodafone, and the nominated option would provide better network coverage to the key

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			target areas compared with this option.
5 / GF	Haverstock Hill SW, pavement outside 147 Haverstock Hill, Belsize Park, London NW3 4RU	527422, 185009	A 20m street furniture pole would be required at this location to achieve optimum coverage in this area. By avoiding the need to build a new ground-based structure, the nominated rooftop option is more visually discreet option and, as such, holds greater planning merit.
6 / RT	189 Haverstock Hill, Belsize Park, London NW3 4QG	527309, 185097	This building has a pitched roof and is not suitable to install telecommunications equipment on. This option has been discounted on design and build grounds.
7 / RT	Holmeffield Court, Belsize Grove, Belsize Park, London NW3 4TU	527383, 184957	This option has been discounted as, although it is located close to preferred radio coverage area, the subject site is in a better position in terms of providing the required coverage to the target area along Haverstock Hill and to Belsize Park Station.
8 / RT	Havercourt, Haverstock Hill, Belsize Park, London NW3 4RX	527404, 185008	This option has been discounted due to a previous application for an O2 base station being refused on this rooftop (2020/5811/P).
9 / RT	204 Haverstock Hill, London NW3 2AG	527322, 185156	This option is located near to the existing Vodafone base station located on the rooftop of the Royal Free Hospital. The nominated site is located in a preferable coverage location within the Vodafone network, providing improved network coverage to Belsize Park Station and along Haverstock Hill.
10 / GF	Globe Lawn Tennis Club, 190A	527447, 185174	A 20m structure would be required at this location to achieve optimum coverage in this area. By

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Registered Address:

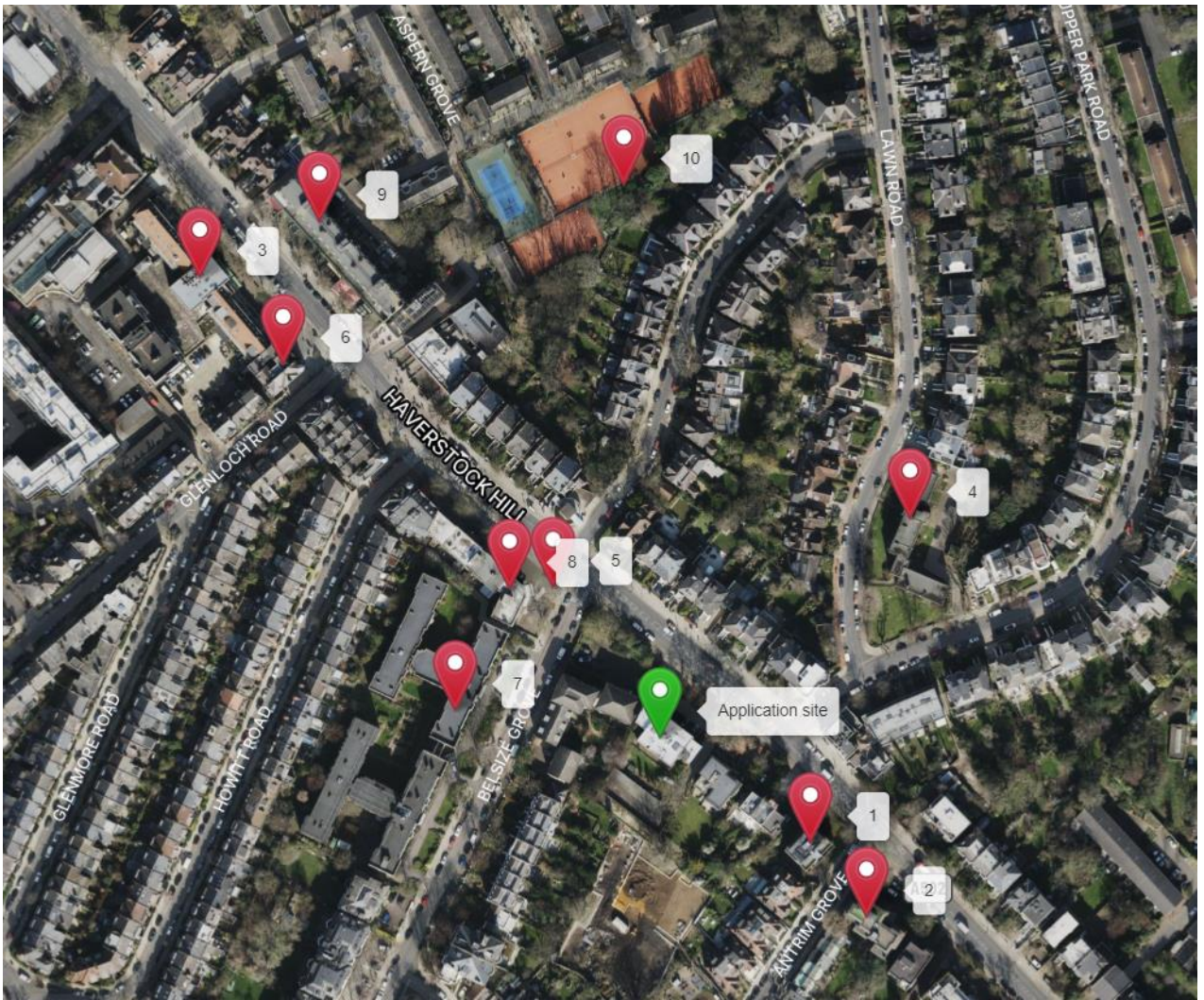
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	Haverstock Hill, London NW3 2AL	avoiding the need to build a new ground-based structure, the nominated rooftop option is more visually discreet option and, as such, holds greater planning merit.
--	------------------------------------	--

If no alternative site options have been investigated, please explain why:

The map below confirms the location of the proposed site, along with discounted options.




Source: gridreferencefinder.com

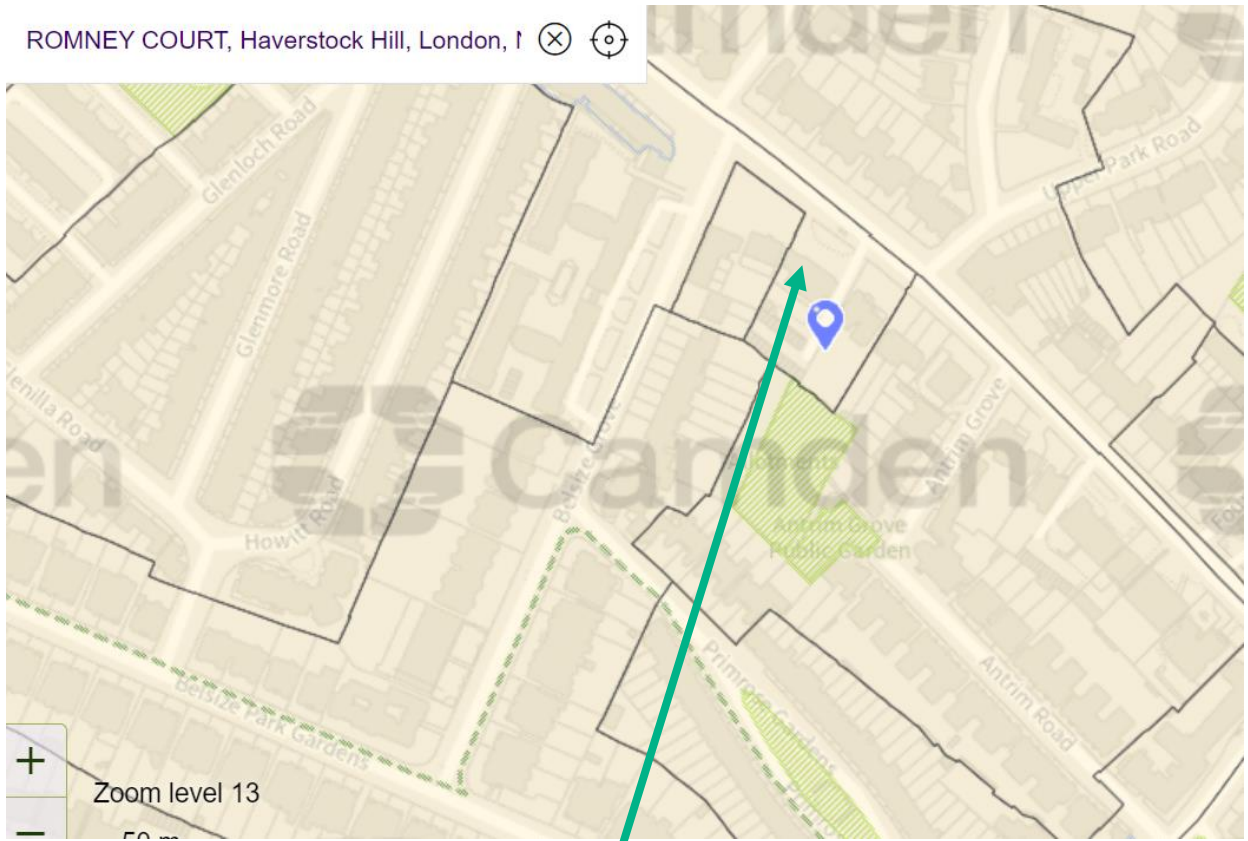
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Land use planning designations:



Site location

The map above is an extract of the Council's interactive policies map. The map confirms the host building is located within a conservation area (yellow shading shading). The green hatching to the south of the site is Open Space.

Additional relevant information (include planning policy and material considerations):


Heritage Statement:

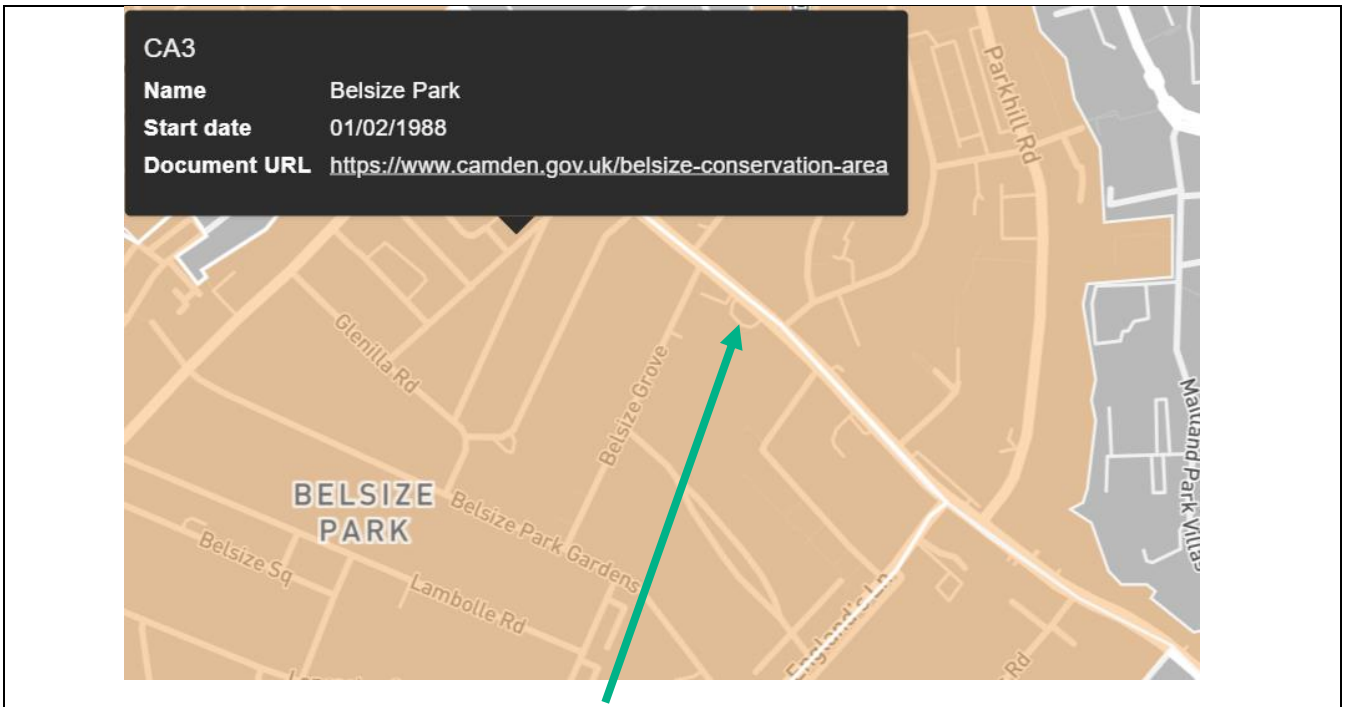
The main issue with the proposed development is considered to be its impact on heritage assets. The site is located within a conservation area, the Belsize Park Conservation Area, as confirmed by the extract below from the Council's interactive conservation areas map (with the site location annotated):

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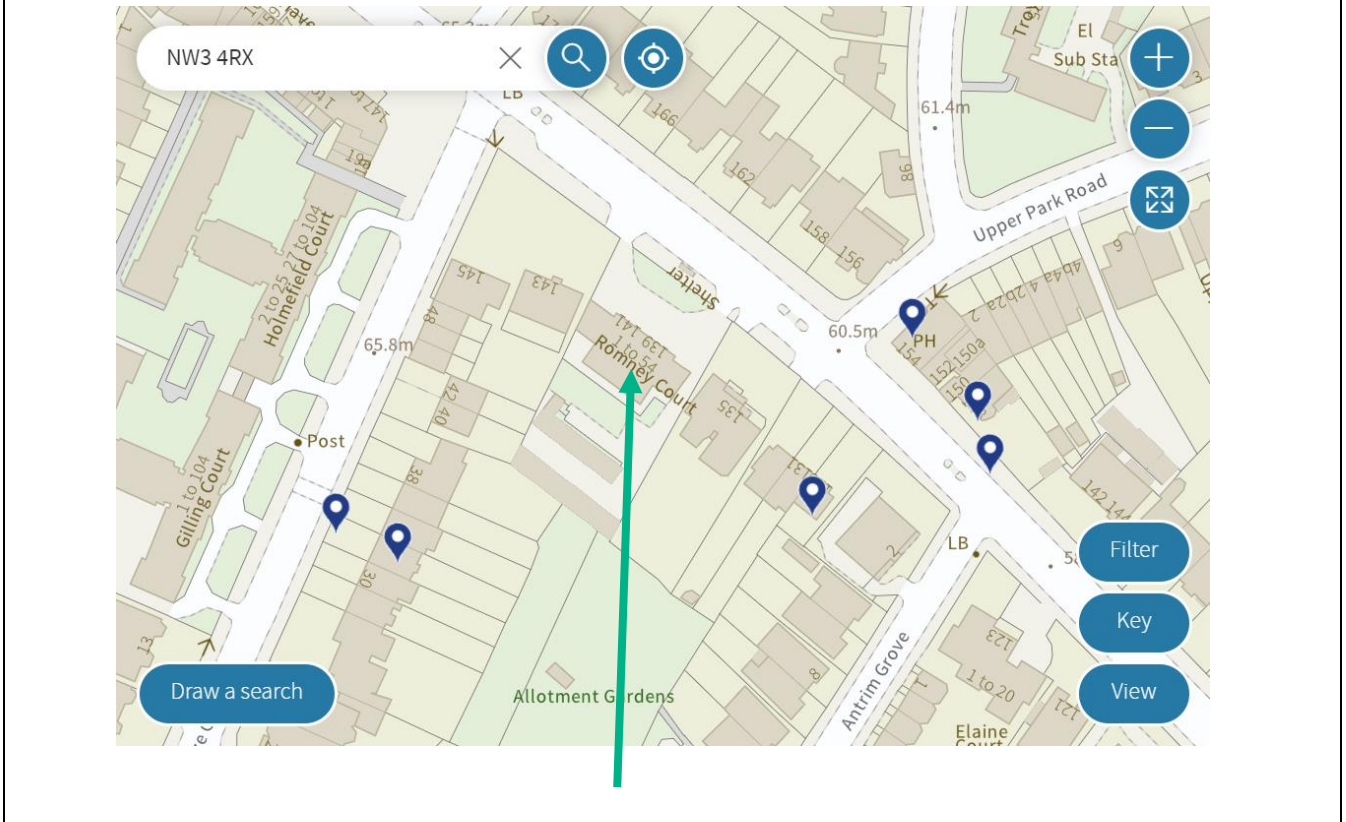
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In terms of listed buildings in the area, these are shown on the map below:



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The above map is taken from the Historic England online search facility. It confirms there are no listed buildings immediately adjacent to the site. The buildings shown on the above map are all grade II listed.

The location of the site within a conservation area accounts for the specific design of the installation. The use of GRP ensures the telecommunications equipment can be kept hidden from public viewpoints. However, the need to be able to enclose the equipment, and provide space for maintenance, results in relatively large structures required. Added to this, the design also incorporates space for additional equipment to be installed on the roof of the building.

It is accepted that equipment on the roof of the building would be visible and have an impact on the host building and surrounding area. However, the impact on heritage assets would be less than substantial, and that this less than substantial harm would be outweighed by the significant benefits of the development, in terms of improved connectivity to this area of Camden.

To assess this level of impact, photomontages have been produced to illustrate the level of impact that the equipment would have on the host building and the surrounding area. The photomontages are included as a separate document included with the application. Three locations have been chosen, the first being from the pavement at the junction of Haverlock Hill and Belsize Grove, looking south-east towards the site. The proposed montage is copied below:

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Photomontage location 1

From this location both of the proposed enclosures would be visible and seen as relatively large structures. However, the brickwork finish of the enclosures to match the brickwork of the main building would result in them appearing as rooftop structures ancillary to the main substantial building. The second location is from the Pavement on Haverlock Hill looking south towards the host building:

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Photomontage location 2

From this location the impact on the host building is much reduced. Only one of the enclosures would be visible, and the substantial trees on the building frontage would assist in mitigating impact to an acceptable level, ensuring heritage assets are not harmed. The final location is looking west towards the host building from Haverlock Hill, east of the junction with Upper Park Road:

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Photomontage location 3

This third viewpoint illustrates the significant screening effect of the trees in the area. Although the enclosure would be visible through the trees it would have a significant mitigating effect. It is noted that viewpoints of the equipment through the trees is limited. From this location the impact on the host building would be negligible.

Within the constraints of the host building and surrounding area, and with the specific location of the equipment within GRP enclosures, it is considered that the development would result in a less than significant harm to heritage assets. Whilst the equipment would be visible from certain viewpoints, these viewpoints have been minimised as far as practicable. The minimal level of equipment on the roof of the building and their location within GRP enclosures assists in keeping the overall impact of the development to an absolute minimum, and ensures that any harm is outweighed by the significant benefits of the proposal.


The importance of improved connectivity and the significant public benefits of telecommunications proposals has been cited in recent appeal decisions. An example is appeal reference APP/V5570/W/20/3246770 for a rooftop development within the London Borough of Islington. In allowing the appeal the Inspector noted at paragraphs 20, 21, 26 and 27:

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“20. As set out in the National Planning Policy Framework (February 2019) (the Framework), any less than substantial harm to designated heritage assets should be weighed against the public benefits of the proposal.

21. As set out in the Framework, advanced, high quality and reliable communications infrastructure is essential for economic growth and social wellbeing and planning decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. The scheme would support high quality communications and digital connectivity by providing 2G, 3G and 4G connectivity for two different nationwide networks that have a high market share in cumulative terms, as well as the future ability/opportunity to upgrade to 5G services.

26. I am mindful of the statutory duties that require special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas and of preserving or enhancing listed buildings, their settings or any special architectural or historic interest which they possess. I am also conscious that the Framework indicates that, when considering the impact of a proposal upon the significance of designated heritage assets, great weight should be given to the assets' conservation. This is irrespective of whether any identified harm to its significance is at a substantial or less than substantial level.

27. Nevertheless, I am content that the minor level of less than substantial harm that I have identified to multiple designated heritage assets, even when considered in a cumulative sense, would be outweighed by the significant public benefits that would be achieved by the proposal.”

When undertaking the balancing exercise for this proposed development it is considered there would be also be 'minor level' of less than substantial harm, and the significant public benefit would outweigh the less than substantial harm.

It is considered that the proposed location is the least visually intrusive site and design available to the applicant which also ensures suitable enhanced coverage and capacity can be provided to the area for VMO2. It is considered the overall development would not appear excessive. The selected siting is considered wholly appropriate. The proposal has been designed specifically to achieve a balance between meeting technical requirement and avoiding harm to its the setting, both in terms of the impact on visual amenity and heritage assets.

On balance this proposed location is considered to be the optimum location in terms of siting and design, with the limited harm it may impose on the surrounding

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area being outweighed by the provision of enhanced services to the area in the public interest. As such, equilibrium will be achieved between technical requirements and environmental impact.

PLANNING POLICY

National Planning Policy Guidance

National Planning Policy Framework (2021) (NPPF)

The National Planning Policy Framework came into force in 2012. The guidance has most recently been revised in July 2021. The NPPF sets out the Government's planning policies for England and how these should be applied.

Paragraph 7 of the NPPF states *"The purpose of the planning system is to contribute to the achievement of sustainable development"*, and in paragraph 10 that *"at the heart of the Framework is a presumption in favour of sustainable development"*. In order to achieve the sustainable development objective, the NPPF has identified 3 overarching objectives (paragraph 8):

"a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

For **decision-taking** (paragraph 11) this means:


"c) approving development proposals that accord with an up-to-date development plan without delay; or

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d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*

Further to this, paragraph 38 states that "Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area."

The proposed development will enable the provision of enhanced mobile communications services to the surrounding area, bringing about substantial public benefit both socially as well as the allowing for certain businesses to expand, adapt and thrive as well as access new markets. Reliable wireless technology also allows for home working, and the creation of the 'virtual office', thus reducing the need to travel and contributing to the sustainability agenda.

Government advice in recent years has been to promote and encourage communications services. Within his presentation to Parliament in July 2015 of the Government report "Fixing the Foundations: Creating a more prosperous nation" the Chancellor of the Exchequer reiterated the importance of a high-speed digital communication infrastructure. "7.1 Reliable and high quality fixed and mobile broadband connections support growth in productivity, efficiency and labour force participation across the whole economy. They enable new and more efficient business processes, access to new markets and support flexible working and working from home.


By reducing regulatory red tape and barriers to investment, the government will support the market to deliver the internationally competitive fixed and mobile digital communications infrastructure the UK's businesses need to thrive and grow, and which will enable the UK to remain at the forefront of the digital economy. The government is working with business so that the market can play the lead role in delivering against the ambitions set out in the Digital Communications Infrastructure Strategy, published in March, of near-universal 4G and ultrafast broadband coverage."

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The NPPF directly addresses the need for enhanced wireless communication services, first mentioned in paragraph 20, which states that an LPA's strategic policies must make sufficient provision for:

*"b) infrastructure for transport, **telecommunications** (our emphasis), security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat)"*

Leading on from this, paragraph 114 states that *"Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. 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"*.

While supported, the number of base stations are encouraged to be kept to a minimum in which the efficient operation of the network can be provided. Paragraph 115 states that *"The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged"*.

By utilising a rooftop development to provide coverage to the area for Vodafone, the proposal is in line with the above policy.

It should be noted that paragraph 118 states that *"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 heritage assets, section 16 of the guidance deals with 'Conserving and enhancing the historic environment'. Paragraph 189 sets out that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Paragraph 202 states: *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."* As set out in the preceding section, it is considered there would be a less than substantial harm, and this harm would be outweighed by the significant benefits of the proposal.

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The proposal outlined within this document and the supporting enclosures, is in complete accordance with the guidance as set out in the National Planning Policy Framework.

Development Plan Policy

Section 70 of the Town and Country Planning Act 1990 requires planning applications and appeals to be determined having regard to the provisions of the Development Plan and other material considerations, and section 38 of the Planning and Compulsory Purchase Act 2004 requires applications and appeals to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

For the purposes of Section 70, the current adopted development plan for Camden Council relevant to the proposal comprises:

- The London Plan: Spatial Development Strategy for Greater London (adopted 2021).
- The Camden Local Plan (2017).

The London Plan

This revised guidance emphasises the importance of digital infrastructure. Policy SI 6 deals specifically with Digital connectivity infrastructure. The general aim of the policy is for new development to meet demand for connectivity. This is expanded upon in the supporting text for the policy. Paragraph 9.6.1 states: "*The **provision of digital infrastructure** is as important for the proper functioning of development as energy, water and waste management services and should be treated with the same importance. London should be a world-leading tech hub with world-class digital connectivity that can anticipate growing capacity needs and serve hard to reach areas. Fast, reliable digital connectivity is essential in today's economy and especially for digital technology and creative companies. It supports every aspect of how people work and take part in modern society, helps smart innovation and facilitates regeneration.*"


The revised guidance is clearly supportive of the proposal and the role that it will perform in allowing the Vodafone network to provide enhanced coverage and capacity to the surrounding area.

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Local Plan

There are no policies relating directly to communications development within the development plan documents. General policies of relevance include D1 (Design) which requires a high standard of development, and policy D2 (Heritage). This policy aims to preserve and enhance Camden's heritage assets, including conservation areas and listed buildings. Development within conservation areas is required to preserve or enhance the character or appearance of the area.

In terms of design, a solution is proposed which would screen the telecommunications equipment within GRP enclosures. Whilst they would be visible, the building is substantial, and the impact would not be excessive. The GRP would match the brickwork of the host building. It is also noted that the enclosures have been designed to allow space for a further operator to utilise the enclosures.

As far as heritage assets are concerned the preceding section of this document confirmed that there would be a less than substantial impact on heritage assets, and this impact would be outweighed by the significant benefits of the proposal.

No conflict has been identified with any other Development Plan policies.

Overall, it is considered the proposal complies with both national and local policy. In terms of national policy, the proposal is sympathetically designed, it would enhance the provision of local community facilities and services and would protect visual amenity and heritage assets. The impact of the development would be outweighed by the significant benefits of the proposal.

Summary

National planning policy is to facilitate the growth of new and existing telecommunications systems, and operators have obligations to meet customer demands for an improved quality of service. This development is proposed to provide high quality coverage to the area for the Vodafone network. A simple design solution is proposed to mitigate visual impact and prevent harm to the local environment.

The proposed development is compliant with the relevant policies from the NPPF and Development Plan, as outlined within this supporting statement. The proposal is fully compliant with ICNIRP guidelines and declaration of compliance has been provided.

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Confirmation that submitted drawings have been checked for accuracy

Name:	Chris Andrews	Telephone:	01932 411011
(Agent)			
Company:	Waldon Telecom Ltd		
Company	Rosemount House,	Email	chris.andrews@waldontelecom.com
Address:	Rosemount Avenue,	Address:	
	West Byfleet, Surrey,		
	KT14 6LB		
Signed:		Date:	24 July 2023
Position:	Planning Department	(on behalf of	
		Cornerstone)	

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