



EQUINIX

Heritage Statement

PPS5 Planning for the Historic Environment

Planning policy statements (PPS) set out the Government's national policies on different aspects of spatial planning in England. PPS5 sets out planning policies on the conservation of the historic environment. *The Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.*

Policy HE10.1 states that *when considering applications for development that affect the setting of a heritage asset, local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset. When considering applications that do not do this, local planning authorities should weigh any such harm against the wider benefits of the application. The greater the negative impact on the significance of the heritage asset, the greater the benefits that will be needed to justify approval.*

HE11.1 *Local planning authorities should assess whether the benefits of an application for enabling development to secure the future conservation of a heritage asset outweigh the disbenefits of departing from the development plan (having regard to the requirements of section 38(6) of the Planning and Compulsory Purchase Act 2004) or from national policies, taking into account whether:*

- *it will materially harm the significance of the heritage asset or its setting*
- *it will avoid detrimental fragmentation of management of the heritage asset*
- *it will secure the long term future of the heritage asset and, where applicable, its continued use for a purpose sympathetic to its conservation*
- *it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid*
- *there is a source of funding that might support the heritage asset without the need for enabling development*
- *the level of development is the minimum necessary to secure the future conservation of the heritage asset and of a design and type that minimises harm to other public interests.*

Given the above and further guidance on preparing Heritage Statements, in which it is stated that such statements should be proportionate, this statement is not overly longwinded because the proposals are almost de-minimis as has previously been argued in the Design and Access Statement and the Additional relevant information documents, given the scale and characteristics of the listed building.

The Tower was granted Grade II listed building status in March 2003. The Tower is a relatively modern building when viewed in its local setting and context. The height of the Tower, as explained in its List Entry Description, was designed to protrude above other building being built at the time (1961 – 1965) in order to meet the essential height requirements for its proposed use. This height is essential to Equinix's technical requirements in order to link in to the interlinking sites.

The aforementioned List Entry Description states that *"the telecommunications and servicing equipment is not included in the listing"*. It appears that there is no clear or specific reason given for this. However it is surely not unreasonable to conclude that the telecommunications equipment may be subject to upgrades, maintenance, additions, alternations etc...



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The above mentioned policy guidance points to the same conclusions as the statutory duty to preserve or enhance heritage assets. It is therefore argued that there is no better way to enhance and/or preserve a heritage asset than to use it for the purpose it was originally designed and built for and indeed the use by which the Tower has been used for nearly half a century. This is a particularly pertinent point when taking into consideration the proposals in light of their comparatively small scale when viewed in context of the substantial Tower. The appearance of the listed building, its setting, or the landmark appearance it is argued will not be caused harm or deteriorated in any way by the proposal. In fact the proposal will sit very well and be consistent with the proposed and existing use of the Tower and take particular advantage of its technical performance.

In conclusion the proposal is in line with all relevant guidance and is worthy of the granting of Listed Building Consent.