



**O2 LIMITED**

**DESIGN AND ACCESS STATEMENT AND  
SUPPORTING INFORMATION  
APPLICATION FOR PLANNING APPROVAL  
AT ROYAL FREE HOSPITAL, POND STREET,  
HAMPSTEAD, LONDON, NW3 2QG**

Our Ref: CSR 005359

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**MONO CONSULTANTS LIMITED  
96-98 KING STREET  
LONDON  
W6 0QW  
t. +44 (0)208 735 6100  
f. +44 (0)208 735 6102**

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## **1.0 INTRODUCTION**

O2 Ltd and Airwave MMO2 Ltd provide public electronic communications networks authorised under the provisions of the Communications Act 2003 and is a person to whom the Electronic Communications Code applies under section 106 of the Communications Act 2003.

Airwave MMO2 provide radio coverage to the emergency services including the metropolitan police service. Therefore it is important to ensure an acceptable coverage is provided to the area, which currently has insufficient radio coverage for the Metropolitan Police. An Airwave proposal along Heath Road, which is currently being appealed by Airwave, would be an important site in providing this coverage.

This application relates to a proposal at the Royal Free Hospital for one Airwave antenna to be installed on a site share site. At is important that the area receives good coverage for the emergency services, this proposal will help to ensure that coverage to the area is met.

### **1.1 PRE-APPLICATION CORRESPONDENCE**

#### **Local Planning Authority**

Written consultation was carried out with the Local Planning Authority on the 13<sup>th</sup> April 2007. The Local Planning Authority sent a copy of a full planning application form and an additional conservation area form. The Royal Free Hospital does not fall within a conservation area and so will not require a conservation form.

#### **Community Consultation**

Written consultation was undertaken with Councillor Mike Greene, Councillor Christopher Knight and Councillor Kirsty Roberts, ward councilors for Hampstead Town Ward on the 13<sup>th</sup> April 2007. To date no feedback has been received with regard to this consultation.

### **1.2 SUBMISSIONS AND ENCLOSURES**

The proposed installation will require the benefit of a Full Planning application. Accordingly, please find enclosed the requisite Full Planning application forms, ownership certificates and fee for £265.

Please also find enclosed for your information 3 copies of drawings relating to the proposed installation (drawing numbers: P005359/GEN/101, 102, 103, 104, 105).

## **2.0 PROPOSAL**

### **2.1 PROPOSED DEVELOPMENT**

The proposal is to install one antenna for Airwave, mounted on an existing O2 antenna pole located on the rooftop of Royal Free Hospital, Pond Street, Hampstead, London, NW3 2QG.

### **2.2 PURPOSE OF THE PROPOSED INSTALLATION AND TECHNICAL JUSTIFICATION**

The location for this site is at the Royal Free Hospital. When this site is integrated into the Airwave network at the height specified, the required +15dB level of coverage will be provided to

the immediate surrounding area. +15dB coverage will also be provided to the Parliament Hill area. Mobile coverage is also provided predominantly to the minor roads within these areas specified, and parts of the railway infrastructure around Hampstead.

### **3.0 APPLICATION SITE AND SURROUNDS**

The proposed site is the Royal Free Hospital and is located between Haverstock Hill and Constantine Road.

The proposal rooftop currently houses an existing telecommunications base station accommodating equipment for O2, Vodafone and Orange.

The hospital grounds surround the main hospital building. Several hospital annexes are located to the east of the site. There are residential properties surrounding the hospital in all directions.

### **4.0 BENEFITS OF TELECOMMUNICATIONS**

The Code of Best Practice on Mobile Phone Network Development (COBP) was issued by the Office of the Deputy Prime Minister in 2002. The COBP applies to all mast and antenna development (whether permitted development or otherwise) by mobile phone network operators in England. The COBP states that:

*"Modern telecommunications systems bring significant benefits to both people and businesses. Over 46 million people in the UK use mobile phones for the convenience and accessibility they provide. They also allow emergency services to be called immediately when they are needed. None of this could happen without the infrastructure that delivers the service."*

In view of the above, O2 and Airwave consider that the benefits of mobile telecommunications are significant. Accordingly, we would urge your Council to consider our application within this context.

### **5.0 INVESTIGATION OF ALTERNATIVE SITES**

Paragraph 31 of the Code of Best Practice on Mobile Network Development 2002 outlines that there are many factors, other than planning and environment, which affect a location's suitability for use as a base station site. These include access, electricity supply, technical suitability, health and safety, network link and agreement with the property owner.

Three other sites were investigated before the Royal Free Hospital was selected as a suitable location.

- 1) Streetworks on Spaniard Road – This site would not reach towards Hampstead High Street.
- 2) Streetworks on Spaniard Road/Heath Road – This site would not reach toward Hampstead High Street
- 3) Heath Road Streetworks – This proposal is currently awaiting an appeal decision as mentioned above.

## **6.0 SITE SHARING**

It is in the interests of all operators to share existing structures, particularly radio masts, subject to technical and commercial constraints. To this end, O2 and Airwave have specialist departments dealing with applications to and from other operators for mast and site sharing. National reciprocal agreements have been established with other UK cellular operators.

O2, Orange and Vodafone are currently sharers on the proposed site.

## **7.0 NATIONAL PLANNING POLICY GUIDANCE CONSIDERATIONS**

### **7.1 PPG8 - TELECOMMUNICATIONS**

Planning Policy Guidance Note 8 – Telecommunications represents the most up to date policy guidance for England for the installation of telecommunications apparatus. The Government's policy is to "facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum." (paragraph 5: PPG 8 - 2001)

PPG8 also acknowledges the benefits of modern telecommunications, and seeks to encourage such developments as being essential to a modern economy and contributing to sustainable objectives.

In view of this policy, local planning authorities are encouraged to respond positively to proposals for telecommunications development and to have regard to any technical constraints on the location and development proposed.

PPG8 also states that planning authorities should not place unnecessary obstructions to the development of telecommunications networks, although it is recognised that the development of such networks should not be undertaken to the detriment of the environment.

The applicant would encourage your Council to consider this application within this context.

### **7.2 CODE OF BEST PRACTICE 2002**

The COBP provides clear and practical advice to ensure there is regard to the siting and design of telecommunications development.

Section 127 states:

*It has been a longstanding Government policy objective to encourage telecommunications operators, wherever practicable, to share masts and sites as a means of reducing overall mast numbers.*

Section 128 states:

*Commitment Three of the operators' Ten Commitments is to publish clear transparent and accountable criteria and cross- industry agreement on site sharing, against which progress will be published regularly. On 31 March 2001 the operators entered into a new service agreement, committing themselves to sharing sites wherever practicable. A national site share database has been established by the operators and a dedicated cross operator working group meets regularly to enhance criteria and procedures. The operators provide the Office of the Deputy Prime Minister with quarterly site share figures.*

The above supports this application to site share on the rooftop of the Royal Free Hospital.

## **8.0 LOCAL PLANNING POLICIES**

Extracted from the London Borough of Camden Unitary Development Plan adopted in March 2000.

***PU8 The Council will assess proposals for telecommunications development having regard to the following:***

- a the effect on the general visual character and appearance of the area. Locations within conservation areas and other environmentally sensitive locations designated in the Proposals Map should be avoided;***
- b where affixed to a building, its impact on the character and appearance of that building and its surroundings. Fixing to a listed building will generally be unacceptable;***
- c the scope for shared use of masts, and where a free standing mast is required, the implications in terms of siting, design and neighbour amenity, such as overshadowing and visual intrusion;***
- d any associated landscaping proposals; and***
- e the extent to which operational requirements may constrain siting and design.***

***Where such development is proposed, developers are encouraged to undertake early consultation with the Council so that the routing and phasing of development can also be taken into account.***

The proposal is in accordance with the above policy as it makes use of an existing building and an existing telecommunications site to install an antenna for Airwave. The site is currently used as a telecommunications site share and accommodates equipment from O2, Vodafone, and Orange.

The proposed site does not fall within a conservation area and does not have listed status. It is considered that the proposed installation of the Airwave antenna would have a minimal visual impact on the surrounding area.

The proposed Airwave antenna would be mounted on an existing O2 pole mount and radio equipment would be located within an existing cabin.

The proposal is ICNIRP compliant. This application contains an ICNIRP certificate.

## **9.0 ASSESSMENT OF THE PROPOSAL**

It is proposed that the Local Planning Authority should approve this application as the proposal is to utilise an existing telecommunications base station and the site has been designed to minimise the visual impact on the local environment. The aforementioned Local and National Government Policy also support this application.

The antenna will be mounted on an existing O2 pole mount to make use of the existing structures on the rooftop. The radio equipment will be housed within the existing O2 cabin on the rooftop. In this way it is our view that the proposal will have a minimum visual impact on the building and its surroundings.

## **10.0 ENVIRONMENTAL CONSIDERATIONS**

### **10.1 HEALTH AND SAFETY**

#### **ICNIRP Compliance**

Paragraphs 29-31 and 82-101 of PPG8 provide advice to local planning authorities on the matter of health considerations with respect to making planning decisions about telecommunications development.

The Independent Expert Group on Mobile Phones (IEGMP) in its report of 11 May 2000 recommended that a precautionary approach to the use of mobile phone technologies and that emissions from mobile phone base stations should meet the International Commission on Non-ionizing Radiation Protection (ICNIRP) guidelines for public exposure.

The revised PPG8 reiterates the Government's earlier position that:

*"... it is the Government's firm view that the planning system is not the place for determining health guards. In the Government's view, if a proposed mobile phone base station meets ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further health aspects and concerns about them." (Paragraph 30)*

PPG8 goes on to say:

*"In the Government's view, local planning authorities should not implement their own precautionary policies e.g. by way of imposing a ban or moratorium on new telecommunications development or insisting on minimum distances between new telecommunications development and existing development." (Paragraph 31)*

Please refer to the site-specific O2 ICNIRP compliance certificate attached at Appendix C.

### **10.2 REMOVAL OF EQUIPMENT**

The Government has placed a legal obligation on all telecommunications operators to remove apparatus when it is no longer used for the purpose of the operators system. O2 and Airwave will adhere to this obligation when, and if, the installation is no longer required.

## **11.0 ACCESS**

Radio base stations are not designed to be accessible by the public. Therefore no specific public access provisions are required to be incorporated into the design of the proposal.

Access to the site for construction and maintenance is indicated by red arrows on the Site Location Plan – C/000847/CEN/101. This is an existing access route and no changes are required.

## **12.0 CONCLUSION**

National planning policy, as set out in PPG8 is to facilitate the growth of new and existing telecommunications systems, and operators are obligated to provide network coverage. This application demonstrates the technical need for the facility as part of the O2 and Airwave network.

Airwave provides network radio coverage to the emergency services and is this site is required in the Hampstead area to provide coverage to the Metropolitan Police.

The location of the proposed development has been chosen with care and provides a reasonable service acceptable to O2 and Airwave, whilst ensuring that the environmental impact of the proposal is minimised.

Mono Consultants would be pleased to discuss any reasonable and practical amendments to the proposed scheme if requested by your Council prior to a determination.

It is considered that the proposed installation will have a minimal impact on the aesthetic qualities of the surrounding area.

For the reasons set out above, we consider that this application should be approved.



## SUPPLEMENTARY INFORMATION TEMPLATE

### 1. Site details

<b>Site Name</b>	Royal Free Hospital	<b>Site Address</b>	Pond Street Hampstead London NW3 2QG
<b>NGR</b>	E527245, N185410		
<b>Site Ref Number</b>	CSR 005359	<b>Site Type<sup>1</sup></b>	Macro

### 2. Pre Application Check list

#### Site selection

<b>Was the mast register of the authority<sup>2</sup> responsible for planning used to check for suitable sites by the operator or the authority?</b>	<b>Yes</b>	<b>No</b>
<b>If no explain why:</b> There was none available		
<b>Was the industry site database checked for suitable sites by the operator?</b>	<b>Yes</b>	<b>No</b>
<b>If no explain why:</b>		

#### Annual roll out consultation with the authority<sup>2</sup> responsible for planning

<b>Date of last annual rollout information/ submission</b>	October 2006
<b>Name of contact</b>	Available upon request
<b>Summary of outcome/Main issues raised:</b> This was send to Camden Borough Council directly from O2. Further information available upon request.	

## Pre-application consultation with the authority<sup>2</sup> responsible for planning

Date of written offer of pre-application consultation	13 <sup>th</sup> April 2007	
Was there pre-application contact	Yes	No
Date of pre-application contact	N/a	
Name of contact	N/a	
Summary of outcome/Main issues raised:		
The Local Planning Authority send a copy of a full planning application form and an additional conservation area form. The Royal Free Hospital does not fall within a conservation area and so will not require a conservation form.		

<sup>1</sup> Macro or micro

<sup>2</sup> England & Wales-Local Planning Authority. Scotland-Planning Authority.  
Northern Ireland- Department of Environment Planning Services

Rating of Site under Traffic Light Model		Amber	
<p>Outline Consultation carried out</p> <p>Written consultation was undertaken on the 13<sup>th</sup> April 2007 with the councilors for the Hampstead Town Ward - Councillor Mike Green, Councillor Christopher Knight, Councillor Kirsty Roberts C/O London Borough of Camden, Council Offices, Camden Town Hall, Judd Street, London, WC1H 9JE</p>			
<p>Summary of outcome/Main issues raised</p> <p>There has been no response received at the time of application.</p>			

## School/College

<p>Location of site in relation to school/college (include name of school/college)</p> <p>There are no schools within the vicinity</p>
<p>Outline of consultation carried out with school/college. (include evidence of consultation)</p> <p>N/A</p>
<p>Summary of outcome/Main issues raised</p>

### 3 Proposed Development

<b>The proposed site</b>
<p>The proposed site is the Royal Free Hospital, which is a 12 storey building located on Pond Street. The rooftop is currently used as a telecommunications site and accommodates equipment for O2, Vodafone and Orange.</p> <p>The building is 46.3m AGL and the upper roof level is 50.4m AGL. The surrounding area is a mixture of commercial and residential properties.</p> <p>The proposal is for the installation of one antenna for Airwave to be located on an existing O2 tripod to the west of the building. The radio equipment will be located within the existing O2 cabin.</p>

<b>Type of Structure (e.g. tower, mast, etc):</b>	
Description	
<p>The Airwave antenna would be mounted on an existing O2 pole mount tripod, on an off-set bracket. The existing tripod is located at the roof edge on the Western section of the rooftop.</p> <p>The radio equipment would be housed within an existing O2 cabin.</p>	
Overall Height	47.0 metres
Height of existing building (where applicable)	50.4 metres
Equipment Housing	
Length	N/a
Width	N/a
Height	N/a
Materials (as applicable)	N/a
Tower/mast etc – type of material and external colour	The antenna will be mounted on an existing steel support and will be a standard grey in colour
Equipment housing – type of material and external colour	N/a

<b>Reasons for choice of design</b>
<p>The proposal has been designed to minimise the visual impact on the surrounding area. The proposed antenna is the smallest possible size to meet the transmission requirements for Airwave.</p> <p>The antenna would be mounted onto an existing O2 tripod and would therefore be making use of the existing support structures.</p> <p>The radio equipment would be housed within the existing O2 cabinet.</p>

#### 4.0 Technical information

ICNIRP Declaration attached ICNIRP public compliance is determined by mathematical calculation and 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 the site are taken into account.	Yes	no
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#### 5.0 Technical Justification

Reason(s) why site required e.g. coverage, upgrade, capacity (map attached if required)
Currently there is poor Airwave coverage to the Hampstead area. The proposed equipment would allow Airwave to provide a high level of coverage and a high grade of service to the metropolitan police service in the Hampstead area.

<sup>3</sup> The modulation method employed in GSM is GMSK (Gaussian Minimum Shift Keying) which is a form of Phase Modulation.  
The modulation method employed in UMTS is QPSK (Quad Phase Shift Keying) which is another form of Phase Modulation.

## GENERIC VERSION

### 6.0 Site selection process – alternative sites considered and not chosen

- 1) Sreetworks on Spaniard Road – This site would not reach towards Hampstead High Street.
- 2) Streetworks on Spaniard Road/Heath Road – This site would not reach toward Hampstead High Street
- 3) Heath Road Streetworks – This proposal is currently awaiting an appeal decision

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

<sup>4</sup> ETS - Existing Telecomm site, ES - Existing Structure, RT - Roof Top, GF - Greenfield

<sup>5</sup> SP - Site Provider, RD - Redevelopment Not Possible, T - Technical Difficulties, P – Planning

O – Other

## GENERIC VERSION

### Additional relevant information

#### Contact Details

<b>Name</b>	Daniel Toms	<b>Telephone</b>	07881 510 087
<b>Operator</b>	O2 UK Ltd	<b>Fax no</b>	020 8735 6101
<b>Address</b>	c/o Mono Consultants Ltd 96-98 King Street London, W6 0QW	<b>Email address</b>	Daniel.toms@monoconsultants.com
<b>Signed</b>	Mono Consultants Ltd	<b>Date</b>	25 <sup>th</sup> May 2007
<b>Position</b>	Surveyor	<b>Company</b> (on behalf of the above operator)	Mono Consultants Ltd