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Mason D Telecoms

30th November 2006

MA/kn/O2/38206

Director of Planning
Camden Council
Planning
Development Control
Camden Town Hall
Argyle Street
London
WC1H 8ND

New Gallery House
6 Vigo Street
London
W1S 3HF

Tel: 020 7851 7060
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Dear Sir or Madam

Re: O2 (UK) Limited

Application to erect 6 panel antenna, 6 cabinets and development ancillary thereto at Holborn Hall, 100 Grays Inn Road, London WC1X 8AL.

Please find enclosed a planning application submitted on behalf of our clients O2 (UK) Limited for the above development. **Also enclosed please find Five copies of the Planning Application Form, Five copies of Planning Application – Statement of Ownership, 5 copies of a Design & Access Statement, 5 copies of the following plans (P/38206 – 001A/002E/003C/004C/005C/006C/007A/008A/009A/010A/011A), Five copies of the location plan, Five copies of an ICNIRP certificate of compliance and the following supporting information.**

O2 (UK) Limited is a Public Telecommunications Code System Operator licensed by the Department of Trade and Industry to provide a Cellular Network to the whole of the United Kingdom. In order to achieve this a planned network of interfacing cells of varying sizes is required with initial coverage being targeted at the major conurbation's, main roads and business centres. This, coupled with a comprehensive network of radio base stations, is essential to ensure the necessary quality of services.

Paragraph one of PPG8 states the following: **“Modern telecommunications are an essential and beneficial element in the life of the local community and in the national economy”** and **“New communications technology is now spreading rapidly to meet the growing demand for better communications at work and at home, in business and public services.”** Paragraph five states: **“Local planning authorities should respond positively to telecommunications development proposals, especially where the proposed location is constrained by technical considerations.”**

Ideally the radio base station should be located at the cell nominal but due to many reasons this is often not achievable. Therefore our clients allow a degree of tolerance in regard to the area to be surveyed and this is known as the search area. However, the distance it can be located from the cell centre is limited by the need to achieve an efficient distribution of cells avoiding the signals between cells utilising the same frequency.

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The area around the Grays Inn Road area has been designated as a location where a radio base station is required in order to provide a continuous service to my client's network. Our brief as consultants to O2 (UK) Limited is to survey the designated area to locate a suitable radio base station site. When looking for sites there are a number of important considerations that are taken into account.

1. **The radio implications of the site:** Radio signals are transmitted through the network by using a fixed link at such frequencies that necessitate an uninterrupted line of sight. To achieve this the installation must reach a sufficient height above surrounding buildings and trees.
2. **Building availability:** The site is dependent upon landowners' willingness to see their properties used for this purpose. The freeholder who is prepared to grant approval rights
3. **Planning:** Every effort is made to ensure that the best site is chosen in relation to its planning characteristics, for instance, the effect on the amenity of the adjoining property, the availability of effective screening etc. However, this is clearly constrained by the technical parameters of the system and the land availability previously mentioned.

O2 (UK) Limited have searched the area for the past four years, to acquire a site.

In selecting this site, we have also considered a number of alternative locations as being capable of meeting our requirements for this area, however they have been discounted for the reasons stated.

- The Law Commission, Conquest House, 24-26 Theobalds Road, London WC1N 2BQ – No response from the Landlord on this site.
- 28-30 Theobalds Road, London, WC1X - Camden Council Building, did not wish to proceed.
- Legal Services Commission, 85 Grays Inn Road, London, WC1X 8TX – Site Provider did not wish to proceed with proposal.
- Legal Services Commission, 12 Roger Street, London, WC1N 2JL - Site Provider did not wish to proceed with proposal, due to existing equipment on the roof being effected.
- Hill & Knowlton, 5-11 Theobalds Road, London WC1X 8SH - Site Provider did not wish to proceed with proposal.
- Lacon House, 84 Theobalds Road, London WC1X 8RW – No response from Site Provider.
- Met Office, 127 Clerkenwell Road, London EC1R 5LN - Site Provider did not wish to proceed with proposal.
- Serious Fraud Office, Elm House, 10-16 Elm Street, London WC1X 0BJ – No response from site provider.
- Trinity Court, 254 Grays Inn Road, London WC1X 8JX – After initial interest from the superior landlord, they decided not to proceed due to potential opposition from their residents.

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- Independent Television News, 200 Grays Inn Road, London WC1X 8EJ - Site Provider did not wish to proceed with proposal.
- 222 Grays Inn Road, London WC1X 8EJ - Site Provider did not wish to proceed with proposal, due to existing equipment on the roof being effected.
- Holborn Library & Citizens Advice Bureau, 32-38 Theobalds Road, London WC1X 8PA - Camden Council Building, did not wish to proceed.
- Haines House, 21 St Johns Street, London WC1N 2BF – O2 have previously tried to obtain planning to site Telecoms on this site, but it was refused both by the local authority and on appeal.

Please also note that the installation at Holborn Hall has existing Telecom operators on site, and as such O2 (UK) Limited would be complying with the Governments Code of Best Practice.

Additionally, this planning application is a result from the previous Planning Application 2006/2925/P. O2 (UK) Limited have taken into account the reasons for the previous refusal, as are reflected in this application.

We trust that this information will be helpful in reaching a decision on this application but if more information or a site visit is required then please do not hesitate to contact the writer, Mark Ahern.

Yours Faithfully



**Mason D Telecoms
On behalf of O2 (UK) Limited**