

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Outside Regents Park Barracks	Site Address:	Albany Street, London, NW1 4HR
NGR:	528705E, 183198N		
Site Ref Number:	CTIL 142414 TEF 44407 VF 959	Site Type: ¹	Macro

1.1 Background

This application proposes to redevelop the existing telecommunications installation on the site. The site currently houses a 12.8metre highstreetworksmonopolewith 2no.radio equipment cabinetsand providesTelefonica UK Ltdand Vodafone Ltd with 2G/3G coverage to the surrounding area

Vodafone & Telefonica UK Ltd (trading in the UK as O2) arecurrently searching for sites for their new 4G networks. The first element of this search is to assess existing sites for their suitability to upgrade rather than propose new installations. This is one such location considered suitable for an upgrade. Therefore, a proposal has been formulated to allow both O2and Vodafone to also gain 4G coverage to the surrounding area from the site. The redeveloped site would also retainand enhance2G/3G coverage for O2andVodafone.

This proposal differs from the current built development in the following ways:

- The12.8mpole is proposed to be swapped out for a new15.0mpoleon a new foundation.This willonlybe slightly more substantial but areplacement pole is needed because the existing pole cannot accommodate the new antennas required to provide 4G coverage.
- Theaddition of 1no.new equipmentcabinet.Thisnew cabinet isrequired to house the additional radio equipment needed for the new 4G coverage.

2 Pre Application Check List

Site Selection

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority? If no explain why: This proposal is for the upgradeofan existing installationand not for a new installation.	Yes	No
Were industry site databases checked for suitable sites by the operator: If no explain why: This proposal is for the upgrade of an existing installation and not for a new installation.	Yes	No

¹ Macro or Micro

Annual Area Wide Information to local planning authority

Date of information submission to local planning authority	07/10/2013
Name of Contact:	Gavin Polkinghorn / Neil Storer
Summary of any issues raised:	No comments are noted as having been raised.

Pre-application consultation with local planning authority

Date of written offer of pre-application consultation:	11 September 2014	
Was there pre-application contact:	Yes	No
Date of pre-application contact:	11/09/2014	
Name of contact:		
Summary of outcome/Main issues raised:	A Pre-Application consultation email was issued to the planning authority on the 11th September 2014 outlining the proposal. At the time of submission no response has been received	

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Green	Amber	Red
Outline Consultation carried out:	Pre-Application consultation emails were issued to the LPA, Ward Councillors (Cllrs N Shah, H Johnson & N Ali OBE) and the Local MP on 11th September 2014		
Summary of outcome/Main issues raised:	To date no comments have been received.		

School/College

Location of site in relation to school/college:	There are no schools adjacent to the site.
Outline of consultation carried out with school/college:	No consultation has been undertaken as existing site
Summary of outcome/Main issues raised:	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		

Developer's Notice

Copy of Developer's Notice enclosed?	Yes	No
Date served:	24 September 2014	

3 Proposed Development

The proposed site:	
<p>The application proposal relates to an existing telecommunications site. The existing installation consists of a 12.8 metre high monopole with 2 no. radio equipment cabinets.</p> <p>The existing installation is located within the highways adopted pavement on the East side of Albany Street adjacent to the Regents Park Barracks. The area around the site consists of offices as well as commercial / residential uses. There is other street furniture in the area of Albany Street including lighting columns which aids with the assimilation of the installation.</p> <p>The proposal involves the replacement of the pole with one of a slightly higher height on a new foundation. Radio equipment for the new 4G coverage is proposed to be located within the replacement equipment cabinets.</p>	
Description:	
<p>The proposal is to remove the existing monopole and replace it with a new 15m monopole which will support 6 no. antennas & 2 no. 0.3m dishes. The addition of 1 no. new Cabinet and development ancillary thereto</p>	
Overall Height:	15 metres to top
Height of existing building:	N/A
Replacement Equipment Housings:	See planning drawings for full details
Length:	0.700m
Width:	1.300m
Height:	1.450m
Materials:	

Tower/mast etc –type of material and external colour:	Steel –Galvanisedfinish–Light Grey in Colour(RAL7035)
Existingequipment housing –type of material and external colour:	Steel coloured fir green(RAL 6009)to match the existing cabinets.

Reasons for choice of design:

Every effort has been made to minimise the visual impact of the proposed upgrade. The equipment has been designed specifically for this location and incorporates a number of elements to minimise impact, including:

- 1) Utilising an existing telecommunications site to provide additional 4G coverage to the area for O2 and Vodafone to minimise impact (as well as providing continued enhanced 2G/3G coverage). The alternative to this would be to propose an additional installation which, it is considered, is certain to have a greater impact;
- 2) Utilising a mast with a slim and unfussy design to keep impact to a minimum. This is the most suitable design available. A pole of slightly taller height than the existing is proposed. A slightly more substantial pole is needed to accommodate the larger 4G antennas. There is landscaping in the area to minimise impact.
- 3) Keeping the overall impact of the cabinets to a minimum by the addition of 1 no. proposed cabinet.

It is considered the proposed equipment is appropriately located. It has been possible to devise a scheme which has a minimal additional visual impact, by utilising an existing telecommunications site to provide additional 4G coverage for two operators to the surrounding area (as well as continuing to provide existing coverage).

It is further considered the design would result in a less intrusive facility than other designs, therefore preserving the character and appearance of the area. It is further considered the proposal strikes an appropriate balance between operational and environmental considerations.

4 Technical Information

	Yes	No
<p data-bbox="164 212 1166 254">International Commission on Non-Ionizing Radiation Protection Declaration attached (see below)*.</p> <p data-bbox="164 285 1166 485">International Commission on Non-Ionizing Radiation Protection 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.</p> <p data-bbox="164 516 1166 590">When determining compliance the emissions from all mobile phone network operators on or near to the site are taken into account.</p> <p data-bbox="164 621 1166 758">In order to minimise interference within its own network and with other radio networks, O2 and Vodafone operates its networks in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision</p> <p data-bbox="164 789 1166 863">As part of O2 and Vodafone's networks, the radio base station that is the subject of this application will be configured to operate in this way.</p> <p data-bbox="164 894 1166 1209">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.</p> <p data-bbox="164 1241 1166 1377">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 instrumentation operated in the national interest.</p>		

5 Technical Justification

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

Base stations use radio signals to connect mobile devices and phones to the network, enabling people to send and receive calls, texts, emails, pictures, web, TV and downloads. Without base stations, mobiles will not work. They are made up of three main elements. The cabinets which contain the equipment used to generate the radio signal. The supporting structure such as a mast, which holds the antennas in the air and the antennas themselves. Only the antennas emit radio signals.

Many other everyday items also use radio signals to send and receive information, such as television and radio broadcasting equipment and two-way radio communications. Base stations are connected to each other and telephone exchanges by cables or wireless technology such as microwave dishes, to create a network. The area each base station covers is called a cell. Each cell overlaps with its neighbouring cells to create a continuous network. The size and shape of each cell is determined by the features of the surrounding area, such as buildings, trees and hills, which can block signals. When people travel between cells, the signal is transferred between base stations without a break in service. Each base station covers a certain area only and can only handle a limited number of calls at once. As mobile phones and devices become more popular more base stations are needed to ensure continuous coverage.

The site is required to upgrade the existing network coverage and capacity to the local area. The site is required to provide an upgrade to existing network coverage and capacity for both O2 and Vodafone and provide new 4G network coverage and capacity to the area.

4G (sometimes called LTE (Long Term Evolution)) is the next major enhancement to mobile radio communications networks and will allow customers to use ultra-fast speeds when browsing the internet, streaming videos or sending emails. It also enables faster downloads. To meet this demand and improve the quality of service, additional base stations or upgrades to the equipment at an existing base station may be needed. In this case the upgrade of an existing base station will meet the technical requirement.

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.

6 Site Selection Process –alternative sites considered and not chosen

Site ²	Site Name and address	NGR	Reason for not choosing ³
			N/A

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

As this application is for the upgrade of an existing base station site in order to provide additional 4G network coverage and capacity for O2 and Vodafone no alternative locations have been examined specifically for this application. It is considered more appropriate to redevelop an existing installation than search for an additional site in the area to provide additional coverage. It is further considered an additional installation to provide 4G coverage to the area would have a greater impact than the current proposal.

In addition to the above, the Code of Best Practice (July 2013) confirms that there is no longer a requirement to demonstrate a sequential approach when upgrading an existing site.

Additional relevant information:

VISUAL IMPACT AND APPEARANCE

In line with national planning policy guidance and the relevant policies of the Development Plan, the impact of the development is minimised through siting and design initiatives.

The proposal has been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements for O2 and Vodafone. It is considered that the proposal is the least visually intrusive site and design available.

It is considered that the proposal utilises the most suitable design available to meet coverage demands. It is considered any other solution to providing the required coverage for O2 and Vodafone would have a greater visual impact. A slim and unfussy design of pole is proposed of a similar height as the existing structure. There would only be a minimal increase in the visual impact of the installation.

The benefits of the proposal also have to be considered. Both 2G / 3G capacity & coverage would be increased and 4G coverage would be provided for two operators from the redeveloped site. It is considered the benefits of the proposal outweigh the minimal additional impact on the area.

On balance this proposed location is considered to be the optimum location for providing coverage in terms of siting and design. As such, equilibrium will be achieved between technical requirements and environmental impact.

² ETS – Existing Telecomm site, ES – Existing Structure, RT – Roof Top, GF – Greenfield

³ SP – Site Provider, RD – Redevelopment Not Possible, T – Technical Difficulties, P – Planning, O – Other

PLANNING POLICY

National Planning Policy Guidance

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The main thrust of the guidance is a presumption in favour of sustainable development. In general terms in respect of telecommunications the guidance aims to promote sustainable transport (including the need to travel), build a strong and competitive economy, and seeks to secure high quality design.

Specifically, the National Planning Policy Framework(NPPF)advises that advanced, high quality communications infrastructure is essential for economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services. The numbers of radio and telecommunications masts should be kept to a minimum and, where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate (paragraph 43).

In more general terms the NPPF confirms that proposals that accord with the provisions of the development plan should be approved without delay (paragraph 14). In addition a set of core planning principles are set out at paragraph 17. These principles set out (in part where relevant to this proposal) that the planning system should:

- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- seek to secure high quality design and a good standard of amenity;
- support the transition to a low carbon future in a changing climate.

Significant weight is given to the need to support economic growth through the planning system (paragraph 19). The reduction in the need to travel is set out in section 4.

The National Planning Policy Framework advises specifically that local planning authorities should not seek to prevent competition between operators, and must determine applications on planning grounds (paragraph 46).

It is considered the proposed development complies with the broad aims of the NPPF. It assists in the aim to keep the number of installations to a minimum, with two operators achieving coverage for multiple networks from a single monopole. The equipment has been sympathetically designed with the height kept to a minimum and it would enhance the provision of local community facilities and services.

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.

It is recognised that Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". The development plan framework is provided by Camden Local Development Framework. The framework contains no policy relating to telecommunications.

In accordance with National Policy the proposal involves upgrading an existing and established telecommunications site. As stated above and as is further explained within the attached "general background" document, the rapid increase in the use of mobile communications and our society's ever increasing dependence upon it has resulted in a direct need for network improvements through the upgrading of existing sites and the deployment of additional base stations in order to address these needs.

The site in question has already been considered to be acceptable for the accommodation of a base station and, although slight aesthetical amendments are proposed including the addition of new apparatus, the colouring and general principle of the established development will remain. Given the accepted nature of the established apparatus it is not considered that this proposal will have anything other than an insignificant impact upon the character of the site and local amenity.

A sequential approach to site selection has been taken. In this instance the operators' have identified an existing street furniture site that currently accommodates Vodafone & O2 and that can be upgraded with only minimal works so as to address this requirement.

This proposal makes use of an established mast site and will allow for two operators to address their current coverage requirements via a single base station.

The proposal is to replace the existing mast and install one equipment cabinets. The new pole will also have a galvanised finish as per the existing installation. These minor alterations are not considered to have a negative impact on the general aesthetic of the established site. Nor is it considered that they would be of such detriment to local amenity or the skyline so as to merit a refusal.

The operators are committed to ensuring that the amount and dimensions of all newly proposed apparatus be limited to a minimum operational requirement so as to minimise potential impact. Whilst a slight increase in shroud girth has been proposed the reason for this has been explained in detail above. Furthermore the additional cabinet is required to service the updated antenna types. Without the pole swap and additional cabinet elements, the site will not be able to address the current technical requirement.

It is considered the minimal increase in impact of the development, particularly compared to the alternative of an additional installation in the area, and its use of a slim and unfussy design meets the broad aims of the relevant policies within the Strategy.

Overall, it is considered the proposal complies with both national and local policy. In terms of national policy the proposal is sympathetically designed, it minimises the number of installations and has a high quality of design. It would enhance the provision of local community facilities and services.

CONCLUSION

There is a requirement for O2 and Vodafone to provide additional 4G network coverage in this locality. Network planners have identified a need for an installation and the proposed development will address this identified need and continued requirement in line with their licence requirement and customer demands.

National planning policy is to facilitate the growth of new and existing telecommunications systems, and operators have obligations to meet customer demands for improved quality of service. This application demonstrates the technical need for the installation to provide improved customer service.

In terms of design, scale and layout, it is considered that the proposal responds positively to the character, appearance and variety of the local environment and will not have an adverse impact on the application site or the surrounding area. The design is of a high standard, maintaining the visual and environmental character of the area.

The telecommunications infrastructure proposed in this application has been designed using appropriate camouflage techniques and sited, having regard to technical, engineering and land use planning considerations, in order to minimise its impact on the character and appearance of the surrounding area. The proposal represents an appropriate siting and design solution for this locality, balancing environmental and planning considerations.

Contact Details

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Signed:	Matt Silverwood	Date:	25 September 2014
Position:	Associate Director	Company:	Sinclair Dalby Ltd
		(on behalf of CTIL and above operator)	