



**TELECOMMUNICATION
INSTALLATION**

FOR

**Hutchison 3G UK
Limited/ EE Limited**

at:

**Rooftop
Telecommunications Site**

**PORTLAND
COURT/BUCKLAND
COURT, 37/38 BELSIZE
PARK, HAMPSTEAD,
LONDON NW3 4ED**

**SUPPLEMENTARY
INFORMATION FORM**

incorporating

**DESIGN AND ACCESS
STATEMENT**

January 2015

Prepared by:

Daly International

**H3G Ltd/EE Limited ref:
CMN004**

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	PORTLAND COURT	Site Address:	Rooftop
NGR:	E 526775, N 184713		Telecommunications
			Site, Portland
			Court/Buckland Court,
			37/38 Belsize Park,
			Hampstead, London
			NW3 4ED
Site Ref Number:	CMN004	Site Type: ¹	Macro

2. Pre Application Check List

Site Selection

Was an LPA mast register used to check for suitable sites by the operator or the LPA?	Yes	No
If no explain why:		
Upgrade of existing site		
Was the industry site database checked for suitable sites by the operator:	Yes	No
If no explain why:		
Upgrade of existing site		

Annual roll out consultation with LPA

Date of last annual rollout information/submission:	October 2014
Name of Contact:	Chief Planning Officer
Summary of outcome/Main issues raised:	It was agreed that the LPA and Hutchison 3G UK Limited/EE Limited would adhere to the 10 Commitments.

Pre-application consultation with LPA

Date of written offer of pre-application consultation:		
Was there pre-application contact:	Yes	No
Date of pre-application contact:		
Name of contact:		
Summary of outcome/Main issues raised:		
As the proposed development is considered a minimal addition to an existing site, it was deemed unnecessary to conduct any pre-application consultations.		

¹ Macro or Micro

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Red	Amber	Green
Outline Consultation carried out:			
<p>The proposal was rated as GREEN, in accordance with the guidelines set within the code of best practice for telecommunication operators. Due to this rating, and the fact that the development is considered to be a minor alteration to an existing site, no consultation was deemed necessary.</p>			
Summary of outcome/Main issues raised:			
N/A			

School/College

Location of site in relation to school/college:
The proposed development will be located more than 300 metres from the nearest school.
Outline of consultation carried out with school/college:
<p>As the proposed works are minor in nature and located away from any of the surrounding schools, it was deemed unnecessary to carry-out pre-application consultation prior to the submission of this application.</p>
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)

If this is a GPDO and the answer to the below is 'yes' you will need to submit an aerodrome notice. Please consult with SP.

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:	16 January 2015	

change date

3. Proposed Development

The proposed site:	
Rooftop Telecommunications site, Portland Court/Buckland Court 37/38 Belsize Park, Hampstead, London NW3 4ED NGR: E 526775, N 184713	
Type of Structure : Rooftop Telecommunications Base Station (CMN004)	
Description: Installation of new SAMO equipment cabinet	
Overall Height:	n/a
Height of existing building :	18m
Equipment Housing: 1 no. SAMO equipment cabinet. Individual dimensions:	
Length	750 mm
Width	600 mm
Height	1980 mm
Materials :	Steel
Tower/mast etc – type of material and external colour:	N/A
Equipment housing – type of material and external colour:	Grey

Reasons for choice of design:
<p>The existing 'EE Limited' telecommunications site currently provides only 3G services to its customers in the local area. With an objective of improving 2G connectivity for its local customers, the proposed 'EE Limited' telecommunications upgrade aims towards enabling an improved 2G and 3G connectivity in the local area for its customers.</p> <p>I would like to bring your attention to the fact that the existing development being amidst a busy district centre on the northern fringe of the city centre, would require it to deliver greater and better services to the Hampstead area of the capital. The proposed development is a part of a nationwide network integration and upgrade project being rolled out by our clients, 'H3G' and 'EE Limited'.</p> <p>The telecommunications site currently comprises of 3no. pole mounted antennas, 2no. equipment cabinets and 1no. a/c unit plus ancillary works.</p> <p>The proposed development is simply for one additional equipment cabinet necessary to upgrade a shared 'H3G' and 'EE' site by adding 4G(LTE) for H3G customers and to enable better 2G and 3G coverage in the local area. The appearance of the existing 3no. antennas will remain the same as a consequence of this proposal.</p> <p>Other minor ancillary and electrical works are proposed in order to accommodate the installation as detailed in the attached drawings.</p>

Due to the technical constraints of the technology involved, there is no variation possible in terms of the size or design of the proposed equipment units. They are, however, of the smallest scale possible, capable of providing the required service upgrade.

4. Technical Information

ICNIRP Declaration attached	Yes	No
<p>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>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, Hutchison 3G UK Limited operates its network in such a way, that the radio frequency power outputs are kept to the lowest levels to commensurate with effective service provision.</p> <p>The proposed telecommunications infrastructure, which is 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:

Purpose of proposed works

To upgrade a shared '3' 'EE' site, by adding 4G (LTE) for H3G customers.

This proposed development is part of a nationwide network integration and upgrade project being rolled out by our client 'H3G Limited' and 'EE Limited'.

The location of the site is indicated below for ease of reference:-



6. Site Selection Process – alternative sites considered and not chosen

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

No alternative site options have been investigated as the works proposed are the necessary upgrade of an existing site.

Additional relevant information:

SUPPORTING STATEMENT

This statement forms part of an application on behalf of 'H3G Limited' and 'EE Limited'. It has been prepared in accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004 which requires the submission of a Design and Access Statement to accompany planning applications.

As an electronic communications network operator, Hutchison 3G UK Limited and EE limited have the benefit of permitted development rights under Part 24 of Schedule 2 to the Town And Country Planning (General Permitted Development) Order 1995, as amended by the Town And Country Planning (General Permitted Development) (Amendment) (England) Order 2001, The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 and the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2013.

This is an application for a determination as to whether the prior approval of the Authority will be required to the siting and appearance of the development.

The Application Site

The site is located upon the roof of Portland Court in Belsize Park, Hamstead. Portland Court is a mid-20th century building of little architectural merit in its own right although the site is within the Belsize Park Conservation Area.

The telecommunications site is currently comprised of 3no. pole mounted antennas fixed to the rooftop of Portland Court (south elevation), together with 2no. equipment cabinets and 1no. a/c cabinet, plus ancillary works.

The wider area is home to a number of interesting structures of notable architectural importance but not Portland Court itself.

The site is surrounded with a range of buildings, many of which are recognised for their historic merit. Buildings on the western side of Belsize Park are almost uniform in their height (approx. 16 metres to 18 metres) and the area is largely residential although there are some commercial uses to be found at ground floor level.

Site Design and Appearance

The equipment cabinet is to be coloured grey to match other equipment on the rooftop – although the cabinet will not be visible from the public realm due to the height of Portland Court.

Notwithstanding this, the proposal has been designed to ensure that there is no worse than a neutral impact upon the character or appearance of the conservation area in accordance with the statutory test.

Portland Court is a 5 storey building built in the mid-20th century. The existing antennas are sensitively located and not prominent at all in views along Belsize Park. This proposal consists of a new equipment cabinet based on the rooftop located on a gravity support frame. The new cabinet has been sensitively designed and located so as not to be prominent on the rooftop. Indeed it is located amongst existing telecommunications equipment and is positioned lower than the maximum roof level height and adjoining equipment.

The new cabinet is required to accommodate the equipment supporting the provision of additional frequencies and capacity of the site.

Development of this site provides an opportunity to improve the existing local telecommunications network and show compliance with national and local planning policies which both encourage the usage of existing structures and sharing of telecommunications facilities.

The mast will continue to provide service to the customers of two operators, adhering to national (NPPF) and local telecommunications policies with regard to mast sharing.

Overall, it is observed that the proposed development will have a negligible visual impact upon the area, bearing in mind the positive benefits that it may deliver to the local customers, throughout the Belsize Park Conservation Area.

Possible Electrical Interference

We can advise on behalf of our clients that the proposed installations should not cause any undue electrical interference for nearby residents. Hutchison 3G UK Limited and EE Limited operates within radio frequency bands which are licensed and specific to them, and this is regulated in the UK by the Office of Communications (Ofcom).

Health and Mobile Phone Base Stations

The Mobile Phones and Health Report (2000), by the *Independent Expert Group on Mobile Phones* under the chairmanship of Professor Sir William Stewart (the *Stewart Report*) concluded that "the balance of evidence indicates that there is no general risk to the health of people living near to base stations on the basis that exposures are expected to be small fractions of the guidelines".

The Stewart Report recommended that, as a precautionary approach, the *International Commission on Non-ionizing Radiation Protection (ICNIRP)* guidelines for public exposure be adopted in the UK. In response to the report, Government has stated that emissions from base stations should meet the ICNIRP guidelines and that if they do then local authorities need take no further action.

One of the recommendations of the Stewart Report was to establish a research programme to address uncertainties regarding mobile phone base stations and health. This programme was called the Mobile Telecommunications and Health Research (MTHR) Programme. The final report from this programme was published in February 2014. The report noted that the research conducted found no evidence of biological or adverse health effects from the radio waves produced by mobile phones or their base stations.

In June 2011 the World Health Organisation (WHO) noted that

"...A large number of studies have been performed over the last two decades to assess whether mobile phones pose a potential health risk. To date, no adverse health effects have been established as being caused by mobile phone use.."

WHO factsheet 193: Electromagnetic fields and public health: mobile telephones

In April 2012 the Health Protection Agency's independent *Advisory Group on Non-ionising Radiation (AGNIR)* published a report entitled "Health Effects from Radiofrequency

Electromagnetic Fields". This report concluded that there is no convincing evidence that mobile phone technologies cause adverse effects on human health. In addition, AGNIR found that although a substantial amount of research has been conducted, there is no convincing evidence that RF field exposure below the internationally agreed guideline levels applied in the UK causes health effects in adults or children.

All Hutchison 3G UK Limited installations are designed, constructed and operated in compliance with the precautionary ICNIRP public exposure guidelines. An ICNIRP certificate is provided as part of this application.

Noise

There will be no noise issues related to this site.

Planning Policy Framework / Development Plan Policy

The London Borough of Camden does not contain a 'saved' policy relating to telecommunications within its Core Strategy. Of relevance therefore are CS14 (Promoting high quality spaces and conserving our heritage); DP12 (securing high quality design) and DP26 (Managing the impact of development on occupiers and neighbours).

Given that the site is located within a conservation area, then regard must be had for the statutory test that development should either preserve or enhance the character or appearance of the conservation area.

Evaluation

The proposed works are the most minor possible whilst allowing for the upgrade of the existing telecommunications site, from a 2G and 3G only site. The technical need for the installation having been explained in this application, it is purely intended to improve the service provision for the local customers of 'H3G Limited' and 'EE Limited'.

The design of proposed works has been considered carefully to avoid creating adverse impacts to the surrounding area. As recommended by Stewart Report and PPG8, the mobile phone base station meets the guidelines of the International Commission on Non-ionising Radiation Protection (ICNIRP). An ICNIRP certificate has been attached with the application, for your reference.

The proposed development comprises of minor upgrade works, which will not affect the character, vitality or appearance of the Conservation Area. The design and materials used will not cause any harm of any virtue to the Conservation Area.

It is measured that the works shall have negligible overall visual impact upon the Conservation Area and the long-term benefits that the upgrade project will bring to the area in terms of enhanced connectivity for 4G customers.

In summary, it is felt that this minor development is in full compliance with local planning policies governing the development of telecommunications installations.

National Planning Policy

The National Planning Policy Framework (NPPF) was published on 27th March 2012. The NPPF supports high quality communications infrastructure and recognises it as a strategic priority.

At paragraph 42 it states: *"Advanced, high quality communications infrastructure is essential for sustainable 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."*

Paragraph 44 states *"local planning authorities should not impose a ban on new telecommunications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of telecommunications development or insist on minimum distances between new telecommunications development and existing development"*.

The NPPF goes on to state at paragraph 46 that: *"Local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure."*

It is considered that the proposed development fully adheres to the guidance contained within the NPPF.

As recommended by NPPF paragraphs 42, 43, 46 and 115, mobile phone base stations play an important part of community amenities. The proposed works meet the guidelines of the International Commission on Non-ionising Radiation Protection (ICNIRP). An ICNIRP certificate has been attached with the application, in this regard. Other sites have not been identified as it is an upgrade of an existing base station. The proposed works are of a minor nature and do not cause any harm to the character or appearance of the conservation area. It is therefore considered, that the proposed development fully adheres to the guidance contained within the NPPF.

Code of Best Practice on Mobile Network Development

The Code of Best Practice (first published November 2002, revised July 2013) is produced jointly by all Mobile Phone Operators and representatives of Central and Local Government. It provides clear and practical advice to ensure the delivery of significantly better and more effective communication and consultation between operators, local authorities and local residents.

Though the Code is a non-statutory document, as it was prepared jointly by representatives of central and local government and the mobile phone industry, it is considered to be a material consideration in this case.

General siting and design principles for all telecommunications installations are provided in Appendix B of the Code. The principles exist subject to the following variables:

"...site conditions, technical constraints, landscape features and coverage and capacity requirements".

Appendix B echoes the NPPF's emphasis on the re-development or sharing of existing telecoms sites as a means of reducing the number of such sites to the minimum consistent with the efficient operation of the network.

In addressing the re-development of sites upon rooftops (or other structures) Appendix B provides a series of design aims. With respect to the proposed scheme these include:

Keep in proportion to the building or structure;
Respect architectural style;

Have minimal impact above the roof line commensurate with technical constraints;
Not be detrimental to important views and skyline;
Avoid creating clutter;
Use clean lines and maintain symmetry
Be painted to correspond with the background or to reduce contrast.

In summary, the planning application submitted herewith fully embraces both the voluntary and compulsory good practice principles contained within the Code.

Conclusions

National planning policy aims 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 details the technical need for the replacement and installation of apparatus, to provide improved customer service for customers of Hutchison 3G UK Limited and EE Limited

Hutchison 3G UK Limited and EE Limited has identified that this upgrade is required to improve the service provided and to meet the demands of customers in this area. The proposed installation represents both the optimum planning/environmental and technical solution in this instance. As such, the development as proposed is in accordance with the National Planning Policy Framework as defined above.

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

RELATED DOCUMENTS

The following documents may be of assistance in determining this application:

- ❑ NPPF (March 2012)
- ❑ Code of Best Practice on Mobile Phone Network Development – www.odpm.gov.uk
- ❑ Office of Communications (Ofcom) – www.ofcom.org.uk

Contact Details

Name:	James Cain	Telephone:	01258 860635
Operator(s):	Hutchison 3G UK Limited/ EE Limited		
Address:	5 Seymer Close Shillingstone Dorset DT11 0PH	Email Address:	jim@jnpc.co.uk
Signed:	<i>James Cain</i>	Date:	19/01/2015
Position:	Planning Consultant	Company:	JN Planning Consultants Ltd
		(on behalf of the above operator)	