

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Belsize Park Station	Site Address:	190 Haverstock Hill Belsize Park London NW3 2AL
National Grid Reference:	527371, 185102		
Site Ref Number:	148391	Site Type: ¹	Macro

1.1 Background

This application proposes to install a base station on the roof of the Belsize Park Underground Station.

The application seeks consent to install two Glass Reinforced Plastic chimneys on the roof of the building. These would screen 6 no. antennas and a microwave dish. Radio equipment is proposed within equipment cabinets on a lower roof level. The development would allow Telefónica UK Ltd (trading in the UK as O2) and Vodafone Ltd to provide enhanced coverage to the surrounding area. 2G, 3G and 4G coverage would be provided for both operators.

The host building is Grade II listed and is located within the Parkhill Conservation Area.

2. Pre Application Check List

Site Selection (for New Sites only)

(Would not generally apply to upgrades/alterations to existing sites)

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?	Yes	No
If no explain why:		
Were industry site databases checked for suitable sites by the operator:	Yes	No
If no explain why:		

¹ Macro or Micro

Annual Area Wide Information to local planning authority

Date of information submission to local planning authority:	6 October 2014
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:	09/09/2015	
Was there pre-application contact:	Yes	No
Date of pre-application contact:	10/09/2015	
Name of contact:	Tony Young	
<p>Summary of outcome/Main issues raised: The response confirmed a fee of £960 would be required for the LPA to provide pre-application advice. Due to the excessive nature of the fee (particularly compared to the formal application fee of £385) and the timescales involved it has been decided to proceed directly to a formal application.</p>		

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Red	Amber	Green
<p>Outline of consultation carried out: Consultation was undertaken on 9 September 2015 with the following:</p> <ul style="list-style-type: none"> • Hampstead Town Ward Councillors, Councillors Currie, Cooper and Stark. • The Member of Parliament for the area, Tulip Siddiq. • Belsize Residents Association. • Belsize Conservation Area Advisory Committee. <p>A voluntary site notice was also posted close to the site on 15 September 2015.</p>			
<p>Summary of outcome/main issues raised: No comments have been received.</p>			

School/College

Location of site in relation to school/college: There are a number of educational establishments located close to the application site.
Outline of consultation carried out with school/college: Consultation was carried out with the following establishments: <ul style="list-style-type: none">• Abacus Belsize Primary School – Haverstock Hill.• Wac Arts College – Haverstock Hill.• Rosary RC Primary School – Haverstock Hill.• Royal Free Hospital Children’s School.
Summary of outcome/main issues raised: No comments have been received.

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 - Full planning application.		

Developer’s Notice

Copy of Developer’s Notice enclosed?	Yes	No
Date served:	N/A – Full planning application.	

3. Proposed Development

<p>The proposed site:</p> <p>Belsize Park Station is a two-storey brick building located on the northern side of Haverstock Hill. The building is lower than surrounding buildings. There are a mixture of uses around the site with, in particular, commercial and residential properties. The building is Grade II listed and is located within the Parkhill Conservation Area.</p> <p>The installation is proposed on the roof level where two GRP chimneys are proposed. Equipment cabinets are proposed on a lower roof level.</p>

Type of Structure (e.g. tower, mast, etc):	Proposed GRP chimneys
<p>Description:</p> <p>The construction of 2 no. GRP chimneys on the roof of the building enclosing a total of 6 no. antennas and a microwave dish antenna, the installation of 5 no. radio equipment cabinets on the mid roof level and development works ancillary thereto.</p>	
Overall Height:	12.9 metres to top of chimney to rear of building
Height of existing building (where applicable):	10m (upper roof level)
Equipment Housings:	Please see drawings for details
Length:	
Width:	
Height:	
Materials:	
Tower/mast etc – type of material and external colour:	GRP chimneys with a finish to match the brickwork of the building.
Equipment housing – type of material and external colour:	Steel coloured light grey. It is noted the cabinets would be on a lower roof level and would not be visible from ground level.

<p>Reasons for choice of design:</p> <p>Every effort has been made to minimise the visual impact of the proposed development. The equipment has been designed specifically for this location and incorporates a number of elements to minimise impact, including:</p> <ol style="list-style-type: none"> 1) Utilising a single site to provide significantly enhanced coverage to the area for both Telefónica and Vodafone. The alternative would be to propose separate installations which would have a greater impact. 2) Proposing GRP chimneys to conceal the antennas and dishes. This has been proposed, in this instance, due to the location of the site within a Conservation Area and because the host building is Grade II listed; 3) Locating equipment cabinets on a lower roof level, where they would not be visible from ground level.

It is considered the proposed equipment is appropriately located. It has been possible to devise a scheme which has a minimal visual impact, by utilising a single site to provide significantly enhanced coverage to the surrounding area.

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

International Commission on Non-Ionizing Radiation Protection Declaration attached (see below)*	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.</p> <p>In order to minimise interference within its own network and with other radio networks, Telefónica UK Ltd and Vodafone Ltd 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>As part of Telefónica UK Ltd and Vodafone Ltd's networks, the radio base station that is the subject of this application will be configured to operate in this way.</p> <p>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>The telecommunications infrastructure the subject of this application accords with all relevant legislation and as such</p>		

will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.		
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5. Technical Justification

Enclose predictive coverage plots if appropriate, e.g. to show coverage improvement. Proposals to improve capacity will not generally require coverage plots.

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 proposed site would provide 2G, 3G and 4G coverage for Telefónica and Vodafone. 4G (sometimes called LTE (Long Term Evolution)) is the next major enhancement to mobile radio communications networks. 4G technology will allow customers to use ultra-fast speeds when browsing the internet, streaming videos, or sending emails wherever they are. It also means faster downloads on the go.

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. As there are no existing sites in the area which can be upgraded a new installation is proposed in this instance.

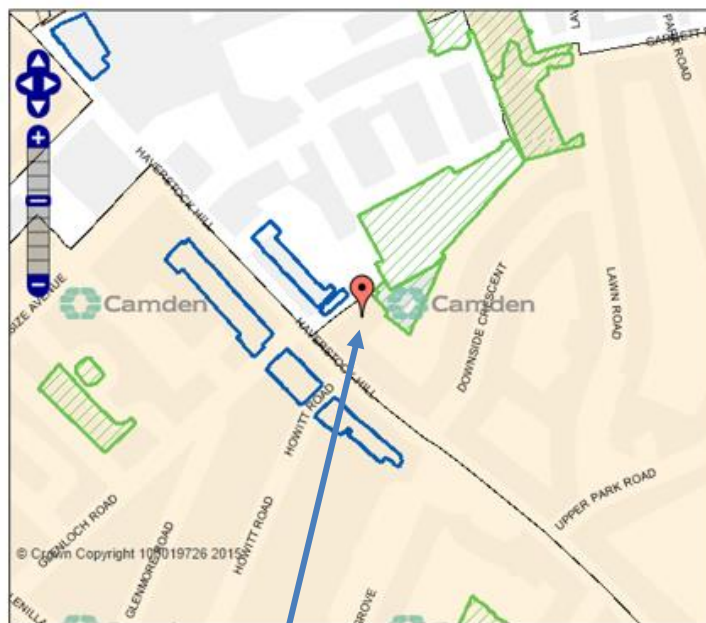
Further detail regarding the general operation of the network can be found in the accompanying document entitled 'General Background Information for Telecommunications Development'. This information is provided to assist the local planning authority in understanding any technical constraints on the location of the proposed development.

6. Site Selection Process – alternative sites considered and not chosen (not generally required for **upgrades/alterations to existing sites** including redevelopment of an existing site to facilitate an upgrade or sharing with another operator)

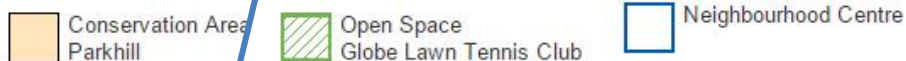
Site	Site Name and address	National Grid Reference	Reason for not choosing
RT	Downside Lodge 29 Upper Park Road London NW3 2UY	527629, 185147	The Site Provider was approached, however was not interested in siting equipment on the building.
RT	Allingham Court Haverstock Hill London NW3 2AH	527333, 185143	The Site Provider was approached, however was not interested in siting equipment on the building.
RT	Holmefield Court Belsize Grove London NW3 4TT	527373, 184973	The Site Provider was approached, however was not interested in siting equipment on the building.
RT	135 Haverstock Hill London NW3 4RU	527492, 184925	The Site Provider was approached, however was not interested in siting equipment on the building.

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

Land use planning designations:



Key



Site location

The site is located within the Parkhill Conservation Area (see plan above taken from Camden Local Plan maps).

Additional relevant information (planning policy and material considerations):

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 Telefónica 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 would have a greater visual impact.

As previously noted this is a Grade II listed building and is located within a Conservation Area. Although a sensitive location, it is considered the design ensures there would be no detrimental impact. The antennas are proposed within GRP chimneys and the equipment cabinets are set on a lower roof level and would not be visible from ground level. The host building is lower than surrounding buildings, therefore the equipment would not protrude above adjacent buildings. Added to this, trees close to the site would provide a degree of screening to the development.

The benefits of the proposal also have to be considered. 2G, 3G and 4G coverage would be provided for Telefónica and Vodafone from the site. It is considered the benefits of the proposal outweigh the minimal additional impact on the surrounding 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.

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).

The Framework also advises on conserving the historic environment. It sets out how local planning authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. At paragraph 132 it goes on to state that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be'. Paragraph 135 goes on to state that 'in weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

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. The equipment has been sympathetically designed and it would enhance the provision of local community facilities and services. The heritage assets of the area would be preserved.

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.

For the purposes of Section 70, the current adopted development plan, relevant to the proposed development, comprises the London Plan 2011, the Council's Core Strategy, Development Policies document and Site Allocations document. These are discussed below:

The London Plan (July 2011)

The London Plan sets out the Mayor's planning strategy for Greater London and contains strategic thematic policies, general crosscutting policies and more specific guidance for sub-areas within the Metropolitan Area. In Paragraphs 1.38-1.41 '*Ensuring the infrastructure to support growth*', the Plan recognises the strategic importance of providing the necessary infrastructure, including modern communications networks, that London requires to secure its long-term growth.

It is considered that the applicants' networks are an integral element in securing the Mayor's vision for the delivery of modern communications networks across London. More specifically, the proposed development is entirely consistent with and will help to implement the strategic objectives contained in Policy 4.11 '*Encouraging a Connected Economy*' of the Plan, which states that:

A. The Mayor and the GLA Group will, and all other strategic agencies should:

a. facilitate the provision and delivery of the information and communications technology (ICT) infrastructure a modern and developing economy needs, particularly to ensure: adequate and suitable network connectivity across London (including well designed and located street-based apparatus); data centre capability; suitable electrical power supplies and security and resilience; and affordable, competitive broadband access meeting the needs of enterprises and individuals.

b. support the use of information and communications technology to enable easy and rapid access to information and services and support ways of working that deliver wider planning, sustainability and quality of life benefits."

At paragraph 4.55 of the supporting written justification to policy 4.11, the Mayor "*wishes to ensure sufficient ICT connectivity to enable communication and data transfer within London, and between London, the rest of the UK and globally*" and "*...support ubiquitous networks – those supporting use of a range of devices to access ICT services beyond desk-based personal computers..*" Furthermore, at paragraph 4.57, the Mayor states the intention to "*...support competitive choice and access to communications technology, not just in strategic business locations but more broadly for firms and residents elsewhere in inner and outer London, and to address e-exclusion amongst disadvantaged groups.*"

Policy 4.11, and its written justification, is clearly supportive of the proposal and the role that it will perform allowing Telefonica and Vodafone to provide a continued and improved range of coverage to the surrounding area.

Local Plan

There are no policies relating directly to telecommunications development within the Council's policy documents. General policies of relevance include DP 24 of the Development Policies document (Securing High Quality Design) which requires a high standard of development, and policy DP 25 (Conserving Camden's Heritage) which requires development to preserve or enhance Conservation Areas and listed buildings.

It is considered the proposal complies with both policies. The scheme has been specifically designed for this location, with GRP chimneys proposed to enclose the equipment. The

chimneys are designed to match the brickwork on the host building. Whilst there would be an impact, this is considered to be minimal and not sufficient to cause harm to the area. Therefore, the development would preserve the character and appearance of the host building and conservation area.

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 and would preserve heritage assets.

HEALTH & SAFETY

We would remind the Council that the Government has set out its clear view on the issue of health and perceived view of health risks in paragraph 46 of the NPPF:

“Local planning authorities must determine applications on planning grounds. They should not...determine health safeguards if the proposal meets International Commission guidelines for public exposure.”

As above, and included within this application, Telefónica UK Ltd have confirmed this installation will be fully ICNIRP compliant.

CONCLUSION

There is a requirement for Telefónica and Vodafone to provide enhanced coverage to the surrounding area. 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 heritage assets of the area would be preserved.

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

Name: (Agent)	<u>Chris Andrews</u>	Telephone:	<u>01932 411011</u>
Operator:	<u>Telefónica UK Ltd</u>	Fax no:	<u>01932 411012</u>
Address:	<u>c/o Agent</u>	Email Address:	<u>chris.andrews@waldontelecom.com</u>
Signed:	<u><i>Chris Andrews</i></u>	Date:	<u>30 October 2015</u>
Position:	<u>Planner</u>	Company:	<u>Waldon Telecom Ltd</u>
		(on behalf of CTIL and above operator)	