

Our ref. NET/A99782/MBNL(revised)

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Chief Planning Officer  
London Borough of Camden  
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Dear Sir or Madam,

**PLANNING APPLICATION AND LISTED BUILDING CONSENT FOR THE INSTALLATION OF 6 NO. ANTENNAS LOCATED BEHIND GLASS REINFORCED PLASTIC (GRP) LOUVRES WITHIN BOTH TOWER WINDOWS AND ANCILLARY DEVELOPMENT THERETO AT ST JOHN THE BAPTIST, HIGHGATE ROAD, KENTISH TOWN LONDON NW5 1NT.**

We are planning consultants retained by NET to submit planning applications on behalf of mobile broadband network limited (MBNL) the joint venture management company formed in December 2007 between T Mobile UK Ltd and Hutchison 3G UK Ltd (H3G UK)

Enclosed you will find a full planning application prepared on behalf of MBNL.

The development consists of:

**"6 NO. ANTENNAS LOCATED BEHIND GLASS REINFORCED PLASTIC (GRP) LOUVRES WITHIN BOTH TOWER WINDOWS AND ANCILLARY DEVELOPMENT THERETO"**

Enclosed is the following:

- Cheque for £385 made payable to Camden Council.
- Plans A99782 – MBNL -100-, 201, 202, 301, 302, 401, 402, 501,502A.
- Application forms
- ICNIRP Certificate
- Planning Statement (including design and access statement and Heritage Statement)

We trust you will find the enclosed information sufficient to register and validate the applications. If however you require any further information, please contact Rebecca Skerrett on 0161 956 4305 or [rebecca.skerrett@gva.co.uk](mailto:rebecca.skerrett@gva.co.uk)

Yours sincerely

*GVA Grimley*

GVA Grimley Ltd.  
International Property Advisors

## **1. DESIGN AND ACCESS STATEMENT AND HERITAGE STATEMENT**

In May 2006 changes were introduced to the planning application process. These changes are set out in Government Circular 01/2006 '*Guidance on Changes to the Development Control System*'. Section 3 states the requirement for design and access statements to accompany applications for certain types of permission and consent.

In order to comply with the requirements for the submission of planning applications as outlined in Government Circular 01/2006 '*Guidance on Changes to the Development Control System*', the following design and access statement is enclosed in support of the proposal. The statement links the general development principles to the final detailed design.

This statement also comprises the heritage statement.

### **1.1. HISTORY & BACKGROUND**

There is no history of telecommunications on this site.

As the church is Grade II listed and it is not utilised as a place of worship for one of the religious nominations which has ecclesiastical exemption we are also applying for listed building consent.

## **DESIGN**

### **1.1.1. The proposal**

The church is Grade II listed and is located on the western side of Highgate Road opposite the fire station. The surrounding area is mixed use with residential, retail and commercial uses in close proximity.

The proposal is to position 6 antennas within the church and replace the existing louvres on a like for like basis with Glass Reinforced Plastic (GRP) which allows the signal to transmit. Specialist crafts people Jago developments who have a track record of working with Historic England will undertake the work. Cabinets are also proposed and will be placed internally within the tower. The timber beams within the church will not be removed as a result of the proposal.

### **Grade II Listed Building**

St John the Baptist, now the Christ Apostolic Church, is a grade II listed building at 23 Highgate Road, Kentish Town, London.

The site was originally the location of an ancient chapel-of-ease which was replaced in 1783 with a church designed by the architect James Wyatt. The church was substantially rebuilt in 1843 – 45 by James Hake although the nave walls and the apse of the original church were utilised.

The church is on Historic England's Heritage at Risk register

The works are internal but it is required to swap out the louvres with GRP which allows the signal to transmit. The louvres will be replaced by specialist crafts people and will be coloured and textured to exactly replicate the existing louvres. Although we consider that there is no material alteration to the church given that the works are all internal. The council do not consider that the replacement of the louvres is permitted development therefore we are also submitting a full planning application.

The works will be carried out by Jago Developments who have a track record of working with Historic England and will ensure that the integrity and fabric of the listed building is maintained. Cabinets are also proposed and will be placed internally within the tower.

### **Design Considerations**

Where ever possible we try and install all the apparatus internally to reduce the visual impact on the aesthetics of the building and surrounding area. In this particular case all the works are internal and it will not be apparent that the site is host to telecommunications. The timber supporting beams within the church will not be removed as a result of this application.

The site will provide improved coverage for MBNL in the area and we believe that by utilising an existing building that the installation will not be visibly apparent. The only other plausible solution to improve coverage would be the creation of a number of streetworks which by their very nature are closer to residential properties and do not assimilate as well into the surrounding area.

#### **1.2. NET**

NET has forged a close relationship with the churches and has opened up a portfolio of church sites to the operators. NET oversees the whole of the design and build process right from the initial negotiations with the church to the build and the maintenance of the site.

Many of the 16,000 parish and guild churches across England are suitable for housing installations and are widely used by the telecoms operators.

Church buildings have a special significance in the communities they serve, and the mission and environment of the church and its many listed buildings have to be protected.

#### **1.3. Background to MBNL**

For some years EE and H3G have been operating a network sharing agreement – broadly similar to the Vodafone and O2 arrangement. This arrangement allowed each company to share the other party's installation.

MBNL which is the joint venture management company was formed in December 2007.

### 1.3.1. Planning Policy Considerations

Section 54A of the Town and Country Planning Act 1990 (as amended)(now section 38 (6) of the Planning and Compulsory Purchase Act 2004) states that Local Planning Authorities should determine proposals in accordance with development plan policies, unless material considerations indicate otherwise. Material considerations may include, inter alia, central government guidance, High Court and Inspector's decisions etc.

The London Borough of Camden Replacement UDP was adopted in Jun 2006.

The following policies are relevant in the determination of this application.

The following aims of the UDP are relevant in the determination of this application.

Making sure development meets our needs, now and in the future

The Council wants development in the borough to be "sustainable" - that is, it should meet today's social, economic and environmental needs in a way that does not harm our ability to meet our needs in the future.

Protecting and enhancing our environment

It is important to ensure that all development takes place in a way that minimises the impact on the environment, locally and globally. The UDP aims to protect Camden's natural environment, including open spaces and the variety of plant and animal species.

It aims to reduce the use of resources, promote efficient use of energy and reduce waste. It also seeks to improve our surroundings through good design in new development, and by conserving what is best about the Borough's built environment, both in individual buildings and across wider areas.

In relation to the aims of the UDP the installation will provide a site which will provide telecommunications coverage now and in the future. The site is not apparent as a host site and therefore protects the environment.

The following policies are relevant in relation to the determination of this application.

**S1 The Council will seek to ensure that all development is sustainable with regard to social needs, the protection of the built and natural environment, the sensible use of resources and the maintenance of a viable economy.**

**S8 The Council will seek to protect and enhance the Borough's open space and conserve and enhance the Borough's biodiversity.**

In relation to these policies a good telecommunications network is important to encourage business to locate into areas. The design protects the built environment as all the works are internal. Additionally a good telecommunications network is important to encourage business to locate into areas. The design protects the built environment as all the works are internal.

## **B5 - Telecommunications**

**The Council will only grant planning permission for telecommunication development where consideration has been given to minimising harm to visual amenity and the environment.**

**The Council will consider:**

- a) the appearance of the development including materials, colour, design, dimensions, overall shape, and type of construction, as well as alternative designs which may be more suitable for the building or environment;**
- b) the siting of the development, including the height of the building or site, its relationship to existing topographical features and natural vegetation, its effect on the skyline and views; and its relationship to conservation areas, listed buildings and residential properties;**
- c) the relationship of the development to existing telecommunications equipment, any technical constraints on the location and design and the cumulative impact of additional equipment on visual clutter;**
- d) the effects on pedestrian and road safety;**
- e) the scope for landscaping and screening to reduce the impact of the development on its surroundings;**
- f) the scope for sharing of masts and sites and the opportunity to use existing buildings and other structures; and**
- g) self-certification to the International Commission on Non-Ionizing Radiation (ICNIRP)**

In relation to the above the proposal is all internal and does not visually alter the exterior of the church therefore it does not create any visual harm to the built environment. We consider that the design is the most appropriate as the works are all internal and the louvres will be replaced on a like for like basis. The proposal also allows 2 operators to share the site.

## **B6 - Listed buildings**

**To preserve or enhance the character of listed buildings as buildings of special architectural or historic interest, the Council will only grant listed building consent for:**

- a) the total or substantial demolition of a listed building where exceptional circumstances are shown that outweigh the case for retention; and for**
- b) alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building. The Council will only grant planning permission for the change of use of a listed building where it considers this would not cause harm to its special architectural or historic interest.**

**The Council will not grant planning permission for development that it considers would**

**cause harm to the setting of a listed building.**

In terms of this policy a method statement is included with the proposal. Jago developments are the company who will do the replacement louvres and they have extensive knowledge of working with Historic England and on listed buildings.

Net will also carry out the build and are the approved contractors by the church of England to carry out the works on their buildings. They have done a large number of sites in and around London and have extensive knowledge of working with historic buildings and in particular churches.

Additionally the revenue from the installation can be utilised to repair and maintain the church. The church is currently on the at risk register.

#### **1.4.5 National Planning Policy Framework**

This legislation was introduced on 27<sup>th</sup> March 2012 and replaces Planning Policy Guidance notes and Planning Policy Statements.

The legislation was introduced to help to achieve sustainable development, sustainable means ensuring that that we create better lives for ourselves and not creating worse lives for future generations. Development means growth.

In relation to this policy the following paragraphs are relevant in determining this application:

Paragraph 17, "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

Paragraph 18 "the government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths and to meeting the twin challenges of global competition and of a low carbon future."

Paragraph 20 "To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21<sup>st</sup> century".

In relation to the above paragraphs the installation of the site will ensure that there is improved coverage in the area as people now want to use phones and tablets where ever they are. The proposal is of a high design quality and does not blight the host building or the surrounding area. Additionally the church is on the at risk register and the

money received from the installation can be reinvested into the church.

Paragraph 43 "In preparing local plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. They should aim to keep the number of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate."

In terms of the above, the proposal utilises an existing building and enables 2 operators to utilise the site.

An ICNIRP certificate has been submitted as part of the application confirming that the proposal complies with guidelines.

Paragraph 131 "In determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to valuable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

In terms of the above, the church is listed however, the proposal will not harm the host building which has been confirmed by Historic England (Their letter forms part of the application). The timber beams are not being removed. Additionally the site will provide a valuable rental income which can be reinvested into the church and ensure that the church remains a viable asset to the local community as it is currently on the at risk register.

Paragraph 188, "Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

In terms of the above, we consulted with the LPA, local councillors, users of the church and Historic England.

The only response that we received from Historic England who said that they had no comment to make on the scheme. Their response forms part of the application.



#### **1.4.6 Site Need and Identification**

There are still some areas where coverage is poor and where additional sites are required. In this particular area due to the high levels of usage in the area there is not sufficient coverage and an additional site is required to improve the density of coverage.

#### **1.4.7 Alternative Sites**

There are no other suitable buildings in this vicinity that is suitable to cover the coverage hole and where there was a willing landlord. Streetworks were considered but given the topography of the area and the height of the surrounding buildings a number of streetworks solutions would have been required. It was considered utilising an existing building and placing all the equipment internally was the best solution in the area.

#### **1.4.8 Health and Safety**

We are aware of recent media and press articles concerning Health and Safety issues associated with sites such as this site. We remind you that Government Guidance is given in the National Planning Policy Framework.

The proposal for this site has been designed within International Commission on Non-Ionising Radiation Protection (ICNIRP) public exposure guidelines and therefore Health and Safety concerns should not be a planning consideration. An ICNIRP certificate is submitted with this application.

#### **1.4.9 Consultation**

Consultation has been carried out with the LPA, local Councillors and Historic England. To date the only response received was from Historic England as previously mentioned.

#### **1.5 ACCESS**

Access to the site will remain unchanged, as will the on going traffic visiting the site. We do not envisage additional maintenance visits incurring, and being new equipment, the likelihood of requiring visits for repair is remote.

### **2 CONCLUSION**

The site has been designed to reduce the visual impact of the scheme and to provide improved coverage in this area.

We hope the above information is sufficient for you to consider this application favourably.