



## **HERITAGE STATEMENT**

**On behalf of Cornerstone Telecommunications Infrastructure Limited  
& Telefonica Limited**

***Planning application relating to the proposed installation of 6 no antenna,  
housed within GRP dormers and equipment cabinets contained internally within  
pitched roof space and ancillary development thereto.***

**THE ASSEMBLY HOUSE  
292-294 KENTISH TOWN ROAD  
KENTISH TOWN  
LONDON  
NW5 2TG**

**(NGR E 529022 / N 185205)**

## **INTRODUCTION**

This Heritage Statement has been prepared in connection with the installation of a replacement telecommunication radio base station for Telefonica UK Limited to provide new 2G/3G and Vodafone to provide 4G services in to the network.

This site is a replacement for Linton House, Highgate Road which must be removed from the network following a 'Notice To Quit'.

Understanding the significance of an historic building, and the possible impact of the proposed scheme on this significance is the key to good conservation practice. Good information, available from the outset, can speed up the processing of applications, reduce costs and lead to better overall design. If the significance of a site has been clearly understood from the outset (based on how the site has changed through time and what survives today), then both the applicant and the Local Planning Authority can better understand the impact of the proposal and seek to minimise the impact of the proposal on that significance. Therefore, it is important to understand the significance of a heritage asset when considering proposals to alter, demolish or extend the asset or develop within its setting. An early understanding of the significance will inform the direction of an application and help provide a clear and convincing justification of the proposal (as required by paragraph 132 of the NPPF).

The Assembly House is a Grade II listed building located within a conservation area.

This report provides the context for the application that affects the historic environment and considers the effect of the proposals on identified heritage assets in the light of relevant planning policy and should be read in conjunction with the Supplementary Information form also submitted as part of the application.

## **RELEVANT PLANNING POLICY**

The planning policy overall is set out in the accompanying Supplementary Information Statement. Policies of specific relevance to historic environment considerations are set out below.

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**NATIONAL PLANNING POLICY FRAMEWORK (NPPF) – MARCH 2012**

The NPPF (March 2012) Section 12 (Conserving and Enhancing the Historic Environment) outlines the national planning policy context for the assessment of proposals that affect listed buildings or Conservation Areas and other (non-designated) heritage assets. The importance of conservation of the historic environment is highlighted at paragraph 126 which sets out a requirement for an LPA to develop a positive strategy for conservation of the historic environment that includes taking account of the desirability of sustaining and enhancing the significance of heritage assets by putting them to viable uses consistent with their conservation.

Paragraphs 126-141 specifically address conserving the built historic environment. Paragraph 128 highlights that the significance of a heritage asset should be explained by an applicant at a level of detail proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on the significance.

Paragraph 131 sets out factors that should be taken into account by an LPA in determining an application. These reflect the considerations outlined in paragraph 126 -and underline the positive contribution that conservation of heritage assets can make to sustainable communities including economic vitality. In considering the impact of proposed development on the significance of a heritage asset paragraph 132 notes that great weight should be given to its conservation with a greater weight being placed where the asset has greater importance.

Where proposals are considered to lead to harm to an asset's significance paragraphs 133 and 134 set out circumstances in which such harm, substantial or less than substantial, could be considered acceptable. These include situations where public benefits outweigh such harm. This is set out in paragraph 134 which states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'. The test of whether any harm is "substantial" or "less than substantial" is for the decision maker. The NPPG states that substantial harm is a high test, so it may not arise in many cases.

Within the setting of heritage assets an LPA is required to look for opportunities for new development to enhance or better reveal their significance (paragraph 137). It is also

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required to treat favourably proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset.

Public benefits are defined within the NPPG and could be anything that delivers economic, social or environmental progress as described in the NPPF (paragraph 7). Benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

The Development Plan as defined by the Planning and Compulsory Purchase Act 2004 for Hackney Council currently comprises the following documents:

- The London Plan 2016;
- Camden Core Strategy 2010
- Camden Development Management Policies 2010

### **Camden Core Strategy (2010)**

There are no policies specific to telecommunications in the Council's Core Strategy Document.

CS10 relates to Supporting community facilities and services.

Policy CS14 refers to the 'Promoting high quality places and conserving our heritage'. This policy requires development to conserve and enhance the historic significance of the borough's designated assets. The building is located within a conservation area on a Grade II listed building. The proposed installation would result in extremely limited changes to the appearance of the site, and accordingly the impact on the heritage asset is less than significant.

### **Camden Development Management Policies 2010**

Policy DP24 refers to 'Securing high quality design'. The policy requires all developments, including alterations and extensions to existing buildings, to be of the highest standard of design, taking into account (a) character, setting, context and the form and scale of neighbouring buildings and c) the quality of materials to be used.

Policy DP25 refers to 'Conserving Camden's heritage'. In order to maintain the character of Camden's conservation areas, the Council will (Point b)'only permit development within conservation areas that preserves and enhances the character and appearance of the area'. Moreover, to preserve or enhance the borough's listed buildings, the Council will (g) not permit development that it considers would cause harm to the setting of a listed building.

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As the proposal is for very minor alterations to an existing building, it is considered that the proposal is in compliance with Policy DP24 and DP25.

## **DEVELOPMENT PROPOSED**

The development proposed is to install 6 no antenna housed within GRP dormers and equipment cabinets contained internally within pitched roof space together and ancillary development thereto.

## **Assessment of Significance**

### **Designated Heritage Asset**

The proposals involve minor alterations to the Assembly House, a Grade II statutory listed building.

Extract from listing:

***TQ2985SW KENTISH TOWN ROAD 798-1/43/971 (East side) 07/11/85 Nos.292 AND 294 The Assembly House Public House (Formerly Listed as: KENTISH TOWN ROAD Assembly House Public House.***

***Public house. 1898. By Thorpe and Furniss; wrought-iron work by Jones & Willis; glass by W James of Kentish Town; interior plasterwork by the Plastic Decoration Company; joinery by WA Antill & Co. Red brick and stucco. Slate roofs with dormers. STYLE: French Chateau style. PLAN: situated on a canted corner site with projecting ground floor frontage. EXTERIOR: 3 storeys, attics and cellars. Ground floor with pink and black polished granite pilasters supporting fascia and cornice with elaborate wrought-iron balustrade and segmental-arched stuccoed gables over entrances, that facing into Leighton Road with an aedicule containing a figure. 5 entrances (1 now blocked) with half glazed panelled doors and overlights. Entrances to extreme left and right with lobbies having French embossed and brilliant cut mirrors to walls, elaborate wrought-iron screen incorporating the letters "AH" and mosaic floors. Main frontage windows with top strip of small panes and all frontage***

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*windows with mostly original French embossed and brilliant cut glass in lower panes. 1st floor with 5-light bow window to Kentish Town Road, a canted 5-light bay, 2-light window, 4-light bay and single light, all with transoms and mullions and pilaster architraves supporting an entablature with enriched frieze. 2nd floor similar but with entablature having modillion cornice with enriched blocking course breaking forward over bays. Extreme right hand bay replaced by enriched console. At eaves level the bowed window culminates in a 5-light turret with enriched friezes and conical roof with finial. On the corner, 4 dormers with pilaster architraves supporting pediments terminating in shell finials; into Leighton Road, above the 4-light canted bay, an attic storey with two 2-light windows and pilasters supporting similar entablature to that below. High, steep hipped roof over this bay with cast-iron cresting, pedimented dormer and large slab chimney to side. INTERIOR: of high standard retains original mahogany fittings, French embossed and brilliant cut glass and mirrors.*

## **IMPACT OF THE PROPOSALS**

The proposed development relates to installation of a radio base station.

The site is needed to allow Telefonica and Vodafone to provide replacement coverage following the planned removal of the existing equipment on Linton House.

It is considered that this development will not have a detrimental impact on the visual amenity of the area and through careful siting of the antenna they will blend effectively with the surroundings.

The technical requirements of mobile communication operators such as the applicant are acknowledged in the National Planning Policy Framework which states that local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband.

It is considered that the scheme takes a form which is sympathetic within the context of its immediate street scene and accordingly the proposed installation of a radio base station will therefore have a very limited impact on the designated heritage asset. This is in full accordance with national guidance set out in the NPPF.

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NPPF at paragraph 134 notes that where a development proposal will lead to less than substantial harm to the significance of the designated asset, this harm should be weighed against the public benefits of the proposal.

The benefits of this proposed scheme are substantial and outweigh the extremely limited harm of the proposed installation of a 6 no antenna housed within GRP dormers and equipment cabinets contained internally within pitched roof space and ancillary development. In line with the requirements of the NPPF, the benefits of providing the latest technologies within this cell area, allowing the operator to ensure high quality communications infrastructure which is essential for sustainable economic growth. It is also acknowledged that high speed broadband technology and other communications networks plays a vital role in enhancing the provision of local community facilities and services.

Since the advent of the Smartphone in 2009 consumer demand for indoor 3G coverage and high speed data capture has increased significantly so that as more people use their smartphones, those customers who are on the periphery of the 3G coverage area will be unable to utilise their mobile devices contrary to the purposes in which they were purchased. The proposed installation is needed to secure replacement 2G, 3G and 4G coverage providing the latest high quality telecommunications infrastructure, the expansion of the electronic communications network and superfast networks, which is considered essential for sustainable economic growth.

## **CONCLUSIONS**

The Assembly House is located within a conservation area and is a Grade II listed building, of some significance as stated above.

The proposals relate to the installation of a radio base station to provided replacement coverage to this cell area following the planned removal of the existing equipment on Linton House.

The proposed scheme includes minimal alterations (de minimis) to the existing building as presented on the attached plans and reinforced through the provided supplementary information statement.

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The impact of the proposals would be to retain the significance of the heritage asset, preserving its appearance and setting, whilst ensuring widespread social and economic benefits that providing the latest technologies and high quality communications infrastructure can bring to a local area in terms of economic growth, enhancing the provision of local community facilities and services and supporting the expansion of the electronic communications network.

In line with NPPF guidance, proposals that preserve those elements of the setting that make a positive contribution to the significance of the asset should be treated favourably. The very limited harm that the proposed scheme would produce would be outweighed by the significant economic and social benefits of the proposed scheme.

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