

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Snowman House	Site Address:	Snowman House
NGR:	525843,183950		Abbey Road Hampstead London NW6 4DN

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	
If no explain why:		
Was the industry site database checked for suitable sites by the operator:	Yes	
The proposed site for the installation of the transmission dishes is a rooftop location. As locating facilities on rooftops, particularly one already accommodating telecommunications equipment is favoured by local and national planning policies coupled with the specific nature of the equipment required it was not considered necessary to establish the presence of alternative locations.		

Pre-application consultation with LPA

Date of written offer of pre-application consultation:	Verbal
Was there pre-application contact:	Yes
Date of pre-application contact:	9 th May 2018
Name of contact:	
Summary of outcome/Main issues raised:	
I called the LPA on the 9 th May 2018 and requested a call back from an Officer; at the time of application no response has been received.	

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Green	
Outline Consultation carried out: Phone call on the 9 th May 2018		

Summary of outcome/Main issues raised:

At the time of application, no response had been received.

School/College

Location of site in relation to school/college

NA

Outline of consultation carried out with school/college

NA

Summary of outcome/Main issues raised:

NA

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
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?		No
Details of response:		
This is a full planning application, not an application for Prior Approval.		

Developer's Notice

Copy of Developer's Notice enclosed?	Yes	
Date served:	17 th May 2018	

3. Proposed Development

The proposed site:

The application site is located on an existing 57.40m building, Snowman House, Abbey Road, Hampstead, London, NW6 4DN

The scheme merely seeks to install;

Add 1 x 0.6m and 1 x 0.9m microwave dishes mounted on a tripod

Add 1 x small equipment cabinet on a steel plinth

On the rooftop at Snowman House which is already populated with a significant amount of telecommunications equipment.

Given the height and size of the building and the existing population of equipment, it is believed that the impact on the locality, in relation to 2 x microwave dishes and a cabinet will be minor.

Enclose map showing the cell centre and adjoining cells:	
Not Applicable	

Type of Structure A twenty storey residential tower block located on top of Snowman House. The building is 57.4m in height and already contains a large array of telecommunications apparatus. The installation consists of 1 x 0.6m and 1 x 0.9m microwave dishes and a small equipment cabinet. The dishes are to be mounted on a tripod.	
Description:	
Overall Height:	
Height of existing building	57.40 Metres
Equipment Housing:	
Length:	700mm
Width:	700mm
Height:	1650mm
Materials	
Tower/mast etc – type of material and external colour:	White Steel – Dishes
Equipment housing – type of material and external colour:	Green steel - Cabin

Reasons for choice of design:	
Use of existing structures for network development purposes is encouraged.	
<p>This scheme merely seeks the addition of 2 microwave dishes and a small cabinet, on to an existing telecommunications facility.</p> <p>We are proposing to place the dishes at heights that are less than the majority of the existing telecommunications infrastructure. We are also using the smallest feasible dishes necessary to meet the requirement of point to point transmission.</p> <p>All these elements combine to result in a proposal that does not significantly impact on the visual amenity of the surrounding area.</p>	

4. Technical Information

ICNIRP Declaration attached No ICNIRP Certificate is required for the proposed works as dish antennae do not impact on emissions regulated but he standard in anyway	Yes	
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Height of antenna (m above ground level)	D1 – 57.40m D2 – 57.40m
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5. Technical Justification

Enclose predictive coverage plots. - NA

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

Savills Telecom are deploying a high performance system in the world of electronic finance. They are currently in the process of designing and implementing a wireless network as such they need several links and sites in order to establish a connection. The dishes at this site will allow them to use this location as an intermediate hop for the overall end to end connection.

This is a micro-engineering project to link Slough to Europe by high-speed data. The bearings of the dishes and their locations on the rooftop are determined by the need for "Line of Sight" between sites in the network

The scheme merely seeks to install 2 new dishes and a small equipment cabinet on a rooftop that is already heavily populated with telecommunications equipment

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

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

In this instance it is imperative, that in order to establish point to point contact, that the transmission dishes are sited at the proposed location. Furthermore, as the rooftop already accommodates a variety of telecommunications equipment, the transmission dishes are unlikely to have a significant adverse impact on the visual amenity of the surrounding area and would preserve the setting of the locality. Consequently, no alternative locations were looked at

Additional relevant information:

I would again like to stress that we have carefully placed and designed the scheme to ensure that the principals of good siting and appearance have been adhered to. The overall impact of the installation on the environment is limited.

Siting:

The proposed installation will see Savills Telecom installing 1 x 0.6m and 1 x 0.9m microwave dishes along with associated small equipment cabinet and ancillary development.

The dishes are to be mounted on a freestanding tripod; both the dishes are set back from the edge of the roof which will limit significantly their visual impact. We have sought to limit the size of the dishes as much as is technically possible and mounted them as low as possible on the plant room.

The dishes are also situated within a number of telecommunications operator's installations which provides a backdrop against which they can be viewed

Visual appearance:

This scheme merely seeks the addition of 2 microwave dishes and a small cabinet on to an existing telecommunications facility.

We are proposing to place the dishes at heights that are less than the existing infrastructure and we are using the smallest feasible dishes necessary to meet the requirement of point to point transmission.

The height and the positioning of the dishes will permit direct line of site to other rooftops in surrounding area. It is not possible to reduce the height of the dish/dishes without compromising the technical operation of the system.

We have done all we can to locate the site where it will have a limited impact on the surrounding area.

In conclusion, the micro-siting is such as to best minimise the visual impact on the area whilst achieving the coverage requirements of the cell.

Access

Maintenance and build access for the installation will be through the building. Once constructed, the site will only require maintenance access which can be undertaken on foot by a maintenance operative. No vehicles will need to be parked on the roadside for these operations and as such no obstruction of the footway or highway will be necessary.

Consideration of alternative sites

In this instance it is imperative, that in order to establish point to point contact, that the transmission dishes are sited at the proposed location. Furthermore, as the rooftop already accommodates a variety of telecommunications equipment, the transmission dishes are unlikely to have a significant adverse impact on the visual amenity of the surrounding area and would preserve the setting of the locality. Consequently, no alternative locations were looked at

PLANNING POLICY

National Planning Policy Framework (March 2012) Department for Communities & Local Government

5. Supporting high quality communications infrastructure

The National Planning Policy Framework (NPPF) set out Central Governments planning policies for England and how these are expected to be applied. It replaces a number of planning documents including PPG8. NPPF sets out the Central Governments requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Pertinent to telecommunications development section 5 of the NPPF sets out the Governments general overview regarding supporting high quality communications infrastructure and is stated as follows: -

42. 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.

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 numbers 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.

44. 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. They should ensure that:

- they have evidence to demonstrate that telecommunications infrastructure will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and
- they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and telecommunications services.

45. Applications for telecommunications development (including for prior approval under Part 24 of the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include:

- the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college or within a statutory safeguarding zone surrounding an aerodrome or

technical site; and

- for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission on non-ionising radiation protection guidelines; or
- for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.

46. 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.

SUMMARY

National planning policy as set out in The National Planning Policy Framework (NPPF) is to facilitate the growth of new and existing telecommunications systems, The NPPF also urges authorities to understand the technical constraints faced by telecommunications operators even in areas where development is usually subject to restraint. The NPPF also strongly encourages site sharing and the utilisation of existing buildings. This application provides the most reasonable service acceptable to Savills Telecom whilst ensuring that the environmental impact of the proposal is minimised. The proposal will not harm the character & appearance of the area and will be wholly visually acceptable at the application site. For the reasons set out above, we consider that this application should be approved.

Local Planning Policy

It is acknowledged that the Council's approach to the plan-led system has evolved. Central Government now seek to streamline the process for the preparation and adoption of Development Plans, in which Local Planning Authorities are now required to adopt a new Development Plan in accordance with section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) and the National Planning Policy Framework. The documents that provide local planning policies are referred to within the Local Plan, in which they describe the spatial strategy for the authority. The Core Strategy is the key document that forms the Local Plan and this is supported by various types of detailed information about the local and sub-regional matters. Once adopted decisions will be made in accordance with the Local Plan unless material considerations indicate otherwise.

In this regard, there is no saved policy specific to telecommunications development and as such the National Planning Policy Frameworks is of more significance.