

Application No: 2020/4437/P
Consultees Name: Gerard Leger
Received: 09/06/2021 16:49:44
Comment: COMMNT

Response:

Dear Sirs,

Further to my previous letters of 16.10.2020 and 12.05.2021 and having now read Waldon Telecom's planning application 2020/4437/P on behalf of Cornerstone and Telefonica, I am updating my objections to this development as someone who lives two floors down from the proposed telecommunications infrastructure and also as one of the 5 directors of '25/26 HHS Limited', the company formed in February 2018 by the 5 flat owners and which owns the whole building (registration n° 11209371).

1. Waldon Telecom Ltd's application refers to a site located at 25-26 Hampstead High Street NW3 1QJ and this postal code corresponds to the commercial lease located on the ground and underground floors of the building, yet their intention is clearly to deploy their infrastructure on the roof of the residential part of the property, postal code NW3 1QA.

The residential part is composed of 5 flats over 5 floors sitting on top of the commercial lease and is the result of a 2015 conversion project carried out by CIP (Hampstead) LLP.

The building on which they wish to build 3 antennae and 2 cabinets is thus in residential use, not "commercial use" as stated in their answer to Question 6 in the application.

This crippling error is later confirmed in the "Supplementary Information" questionnaire (section 3- proposed development, the proposed site) when they state: "The application site is the rooftop of a four storey 'commercial' building....." while they are actually targeting a five storey 'residential over commercial' building.

2. Waldon Telecom Ltd further show their lack of knowledge of the property when they claim that there will be no impact on residential units although the top flat (flat 5) is situated immediately under their proposed masts (only separated from them by a flat, non-concrete roof) and hence at least partly inside one of the mandatory public exclusion zones around such antennae.

Furthermore there is no direct access to the roof, either from the inside or from the outside of the building (e.g. exterior fire escape metallic stairs that could be extended to roof level); the only way to reach the roof is through a small smoke vent using an extendable ladder on the communal stairwell landing in front of flat 5. Apart from being totally impractical such access by outsiders through the residential stairwell (requested to be unrestricted by the telecom operators for maintenance or other purposes) would imply operation of the building fire alarm system by untrained personnel with potentially very serious consequences, create insecurity for the residents and their families and as a minimum represent a breach of their privacy.

3. Also this intended project clearly clashes (in terms of available space and health risks to users) with the roof terrace the current 5 freeholders are already preparing to build after having obtained full planning permission for it on 29th January 2021 (Ref. 2020/1774/P).

The proposed telecom equipment physically encroaches onto the proposed roof terrace in three locations:

- a. The equipment fronting Gayton Road encroaches onto the glazed access roof, glazed balustrade, green roof, and decking.
- b. The equipment fronting Hampstead High Street encroaches onto the roof-light of Flat 5 and the green roof
- c. The equipment located at the rear of the building encroaches onto the glazed balustrade, roof decking, and planting.

Taking into account the mandatory public exclusion zones inherent to such telecom installations, the encroachment would of course be a lot more significant and make this already approved roof terrace worthless to the residents.

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4. Finally and as the Council is well aware, our property is located in the Hampstead Conservation Area and given its significant roof height our initial plans for the development of the terrace mentioned above were modified after discussion with the Planning Officer in order to optimize visual impact and keep with the historic character and appearance of the area (in line with Policy D1 and D2 of the Camden Local Plan).
The deployment of 5G antennae on the edge of the building on 3 sides and extending 2.7m above the current roof level would significantly alter the general view of the area and in particular View 7 (“toward clock tower from High Street”) and View 8 (“down High Street towards Roslyn Hill”), both designated as “important and historic” in the Hampstead Neighborhood Plan, causing permanent prejudice to this invaluable Heritage Site.

I thank you in advance for the consideration you will give to the above points when making a decision on Waldon Telecom’s application.
