

Flat 5
25-26 Hampstead High Street
London
NW3 1QA

Development Management
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Judd Street
WC1H 9JE

By email to planning@camden.gov.uk and Matthew.Dempsey@camden.gov.uk
Cc: Adam.Greenhalgh@camden.gov.uk

4 June 2021

FAO: Matthew Dempsey

Application number 2020/4437/P seeking Planning Permission to develop telecommunications equipment at 25 Hampstead High Street, NW3 1QJ by Waldon Telecom Ltd on behalf of Cornerstone and Telefonica

Further to my letter of 8 May 2021 and having read Waldon Telecom's planning application 2020/4437/P on behalf of Cornerstone and Telefonica, I am updating my objection to this development as someone who **lives and works within two metres** of the proposed telecommunications masts and would therefore have almost constant exposure to the radiation from them.

My objection is based on the following key points, which I shall discuss further below:

1. Incorrect Property Designation and Address on Application
2. Privacy and Noise Impact
3. Missing ICNIRP Declaration & Clarification Statement
4. Impact of Exclusion Zones under ICNIRP Guidelines
5. Alternative Development
6. Unsightly Development in a Conservation Area
7. Alternatives to Telecommunications Masts

1. Incorrect Property Designation and Address on Application

At Section 6 of its Planning Application Waldon Telecom has stated that the property they intend to site the masts at is currently in commercial use. This is incorrect. It is a residential building containing five occupied flats.

This error appears to have arisen because Waldon Telecom's application is for 25 Hampstead High Street, NW3 1QJ. This is a one storey commercial premises formerly occupied by Nat West Bank. From the drawings they have provided, their actual intention is to site the masts at 25-26 Hampstead High Street, NW3 1QA, the five storey residential property.

25-26 Hampstead High Street's occupants often include young families, as do the many residential properties within 500m of the proposed mast site. My understanding that there is no definitive evidence at this stage that 5G telecommunications masts do not cause potentially serious health issues for children and adults living in close proximity to them.

2. Privacy and Noise Impact

I live on the fifth floor of 25-26 Hampstead High Street, directly beneath the proposed site for the masts. The proposed development sites telecommunications equipment overlooking both my balcony and the skylight into one of the bedrooms in my home. As the equipment will need regular visits from maintenance personnel, this will result in strangers infringing my privacy on a regular basis. I am also concerned about the level of constant noise that is likely to be emitted by the equipment sited immediately above a bedroom, particularly at night.

There is also an issue of access to the roof. Any maintenance personnel would need to be admitted to the building by a resident and would need to travel through the building carrying a ladder to access the roof via a ceiling hatch directly outside my front door. This would clearly impact on the residents' privacy and would be disruptive, particularly outside working hours.

3. Missing ICNIRP Declaration & Clarification Statement

Waldon Telecom's Covering Letter to their planning application states that their application includes an "ICNIRP Declaration & Clarification Statement". This does not appear to be the case, which is a concerning omission.

As I understand it, the ICNIRP Guidelines set out the need for exclusion zones around a mast and the exclusion zones for 5G masts are much larger than those for 4G. As the proposed masts are sited immediately above my balcony and next to a bedroom skylight, it is clearly important that these rules are applied correctly and fully explained to ensure my safety.

It also appears that Waldon Telecom is assuming that the roof is constructed from concrete with the load-bearing and radiation shielding benefits this confers. We are currently investigating the roof structure as our understanding is that this is not the case. Clearly the bedroom below the skylight and the balcony do not benefit from any shielding at all.

4. Impact of Exclusion Zones under ICNIRP Guidelines

As discussed above, the ICNIRP Guidelines set out the exclusion zones required around mobile phone masts. Waldon Telecom's proposal is for three 5G masts, which may need an exclusion zone of significant size. This raises two potential issues:

- **The loss of one or more dwellings:** If the exclusion zone extends down into the 25-26 Hampstead High Street building it will render one or more dwellings in the building unsafe for habitation. This will result in the loss of dwellings, rendering Waldon Telecom's answer to question 16 on their Planning Application incorrect.

- **Potential risk to the Public:** If the exclusion zone extends down to street level, it could create a “no-go-zone” on Hampstead High Street which would need to be managed to ensure the Public’s safety.

5. Alternative Development

As the planning department will be aware, the freeholders of 25-26 Hampstead High Street (incorporated as 25/26 HHS Ltd), of whom I am one, received planning permission in January 2021 to develop a roof terrace at the property for the benefit of the residents. Hestur Limited, Consulting Engineers, have been appointed to work with the architect to produce detailed plans prior to appointing contractors to carry out the development. The use of the roof as a terrace is clearly incompatible with the siting of large pieces of telecommunications equipment there, particularly given the safety requirements for exclusion zones around the masts.

6. Unsightly Development in a Conservation Area

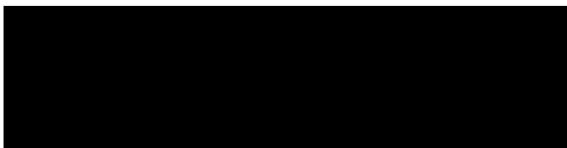
The height of the roof of the building at 25-26 Hampstead High Street means that the modern telecommunications equipment would be visible from considerable distances away. This would not be in keeping with the historic character and appearance of the Hampstead Conservation Area, which, having discussed our plans for a rather less unsightly roof terrace with the Planning Officer, we are well aware that the Council is very keen to protect.

7. Alternatives to Telecommunications Masts

As the Council will be aware, there have been extensive roadworks around Hampstead High Street, and in Hampstead more generally, for the installation of fibre broadband. With this improved infrastructure and the resulting WiFi availability, I would question whether the proposed masts are actually necessary.

Thank you for taking the time to read this letter and I hope that you will take these points into account when making your decision on this application.

Yours faithfully



Sarah Williams

