



SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Lantern House	Site Address:	LANTERN CLOSE CRAWFORD AVENUE WEMBLEY LONDON HA0 2JT
National Grid Reference:	E: 517867 N:185262		
Site Ref:	MBNL: BRT036/60826 CTIL 96647	Site Type: ¹	Macro

2. Pre-Application Check List - Site Selection (for New Sites only)

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?		No
If no explain why: No suitable alternatives were identified. Re-use of an existing telecommunications site is the preferred option.		
Were industry site databases checked for suitable sites by the operator:	Yes	
If no explain why: No suitable alternatives were identified. Re-use of an existing telecommunications site is the preferred option.		

Annual Area Wide Information to local planning authority

Date of information submission to local planning authority	Information not available
Name of Contact:	
Summary of any issues raised:	

Pre-application consultation with local planning authority

Date of written offer of pre-application consultation:	17/11/2020
Was there pre-application contact:	No
Date of pre-application contact:	N/A
Name of contact:	The Chief Planning Officer
Summary of outcome/Main issues raised: No formal response received	



Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Green
The site was rated Green due to it being an existing rooftop site and co-location of two operators with the required upgrade being fully in line with local and national planning policy, therefore further consultation was not seen as required at this time	

School/College

Location of site in relation to school/college (<i>include name of school/college</i>): None in close proximity
Outline of consultation carried out with school/college (<i>include evidence of consultation</i>): N/A
Summary of outcome/Main issues raised: N/A

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?		No
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?		No
Details of response: N/A		

Developer's Notice

Copy of Developer's Notice enclosed?		No
Date served:	FULL PLANNING APPLICATION- Article 13 Notice served.	

3.0 Proposed Development

The proposed site:
The existing telecommunications cell site we are proposing to upgrade is located on the rooftop of Lantern House, a 5-storey residential apartment building and telecommunications cell site since 1997 with upgrades over the decades with the advancement in technologies and the wireless infrastructure we see today. Lantern House is located within mature residential land uses and bordered by the rail line north of the site, travelling east-west, to the east across further housing along Lancelot Road is

Wembley Central train station with the rail line running north south here.

The installation sits within an area consisting of leafy suburban roads with mixed designed red brick housing with mature gardens. Accordingly, it is considered that the proposed site is a suitable location for the telecommunications redevelopment.

The site is not located within any planning designations and the nearest listed building is The Church of St. John, a grade II listed building, some 130m to the South. Due to the distance from the installation, intervening buildings and mature foliage across the area the grade II listed building will remain unaffected. There will be no significant detrimental impact to the living environment of any of the properties of Lantern House nor those with views as the installation will be seen in the context of existing telecoms equipment that has been in place for decades and will therefore be seen as the existing infrastructure required











Existing rooftop equipment general:







Planning History

Ref. No: 97/0597 | Received: Thu 03 Apr 1997 | Validated: Thu 03 Apr 1997 | Approved

(Since the above application, all other upgrades have been completed under permitted development but the nature of the works in this proposal require permission)

Current Telecommunications Use/ The Future

Mobile operator networks have been under increased pressure to provide up-to-date telecommunications functionality, as mobile phones and mobile broadband use have become increasingly essential to our daily lives.

4G is the next generation of technology to enable increased connectivity with increased data speeds. The growth of digital connectivity over the last decade and the expectations of users



have advanced at an unprecedented level. The NPPF recognises that “Advanced high quality and reliable telecommunications infrastructure is essential to economic growth...”, as will be considered in more detail below. The current proposal will provide positive benefits to the community which will far outweigh any perceived negative impacts.

Enclose map showing the cell centre and adjoining cells:

The proposed development represents part of a combined solution to upgrade the existing site. The existing coverage will be maintained and the technology will be upgraded to provide 4G. It is therefore not considered necessary to provide coverage plots in this instance.

Type of Structure (*e.g. tower, mast, etc.*):

Description: - The upgrading of a telecommunications base station located on Lantern House.

Upgrading of the telecommunications rooftop installation with the removal and replacement of 8 antennas for 9 (Both CTIL & MBNL) on new freestanding support poles and freestanding frames with upgrade ancillary antennas kit, relocation of 4 cabinets with internal upgrades, additional and upgraded freestanding handrails for site safety, upgrades and redistributed cable, cable trays and ancillary works on the rooftop of Lantern House

Overall Height: 17.3m

Height of existing building (*where applicable*):

14m

Equipment Housing:

Length:

As per attached drawings

Width:

Height:

Materials (*as applicable*):

Tower/mast etc. – type of material and external colour:

As per attached drawings

Equipment housing – type of material and external colour:

As per attached drawings

Reasons for choice of design:

The proposal has been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements needed by the operator. It is necessary for the height of the structure to ensure that the topography of the landscape does not have an unacceptable impact upon mobile signal quality and that the structure is able to support the 4G antenna and other apparatus for all operators on site.

The installation has been specifically designed for the site in question, taking into account the existing rooftop infrastructure and existing buildings within the immediate vicinity. Whilst the proposed replacement installation will be higher on the roof at the centre than previous, it needs to be in order to introduce the required technologies to the area. It is considered that the overall benefits of the scheme will offset any potential visual impact that may arise.

The area is heavily developed, this provides screening, context and a backdrop to the proposal. As a result of this, it is considered that the appearance of the installation would not form an obtrusive feature within the landscape. The existing site and associated equipment has been in

situ for a considerable length of time without causing any undue harm to its setting but providing vital access to the mobile networks for the immediate area as well as the main rail transport routes.

Every effort has been made in relation to the equipment associated with the installation, to keep visual intrusion to a minimum. Consideration has been taken in order to reduce the cumulative impact that a telecommunications installation in this location may have upon the vicinity. Re-use of an existing site represents the preferred option, as outlined in the NPPF discussed in further detail below.

The height of the proposed apparatus is the minimum capable of providing the technological improvements sought and satisfying ICNIRP requirements. Whilst it is acknowledged that there is some increase in the scale of telecommunications development on the site, it should be noted that the new technologies will provide advanced high-quality communications infrastructure essential for economic growth as sought by the NPPF. Furthermore, existing equipment will be removed where not required keeping visual clutter on the rooftop to a minimum.

4.0 Technical Information

<p>International Commission on Non-Ionizing Radiation Protection Declaration attached (see below) *</p> <p>International Commission on Non-Ionizing Radiation Protection public compliance is determined by mathematical calculation and implemented by careful location of antennas, access restrictions and/or barriers and signage as necessary. Members of the public cannot unknowingly enter areas close to the antennas where exposure may exceed the relevant guidelines.</p> <p>All operators of radio transmitters are under a legal obligation to operate those transmitters in accordance with the conditions of their licence. Operation of the transmitter in accordance with the conditions of the licence fulfils the legal obligations in respect of interference to other radio systems, other electrical equipment, instrumentation or air traffic systems. The conditions of the licence are mandated by Ofcom, an agency of national government, who are responsible for the regulation of the civilian radio spectrum. The remit of Ofcom also includes investigation and remedy of any reported significant interference.</p> <p>The telecommunications infrastructure the subject of this application accords with all relevant legislation and as such will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.</p>	<p>Yes</p>	
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Frequency	To be provided on request
Modulation characteristics ²	To be provided on request
<p>Power output (expressed in EIRP in dBW per carrier)</p> <p>In order to minimise interference within its own network and with other radio networks, EE operates its network in such a way that radio frequency power outputs are kept to the lowest levels commensurate with effective service provision.</p> <p>As part of EE's network, the radio base station that is the subject of this application will be configured to operate in this way.</p>	To be provided on request
Height of antenna (m above ground level)	17.3m

5.0 Technical Justification

Enclose predictive coverage plots if appropriate, e.g. to show coverage improvement. Proposals to improve capacity will not generally require coverage plots.

The proposed development represents part of a combined solution to upgrade the existing site. The existing coverage will be maintained and the technology will be upgraded to provide 4G. It is therefore not considered necessary to provide coverage plots in this instance.

Background:

As part of EE Ltd.'s and H3G Ltd.'s continued network improvement program they wish to upgrade the existing site to facilitate additional coverage and capacity requirements, incorporating new technologies. Section 10 of the NPPF sets out the Government's general overview regarding supporting high quality communications infrastructure, recognising that advanced, high quality communications infrastructure is essential for sustainable economic growth. In order to keep the number of base stations to a minimum, the use of existing sites is considered to provide the optimum solution and accordingly the proposed site upgrade should be viewed positively. As such, no alternative locations were sought in this instance.

It should be noted that CTIL (Vodafone (UK) Ltd & Telefonica (UK) Ltd.) are also progressing an upgrade of their equipment and this application reflects their requirements also)

² The modulation method employed in GSM is GMSK (Gaussian Minimum Shift Keying) which is a form of Phase Modulation.

The modulation method employed in UMTS is QPSK (Quad Phase Shift Keying) which is another form of Phase Modulation.

Base stations use radio signals to connect mobile devices and phones to the network, enabling people to send and receive; calls, texts, emails, pictures, web, TV and downloads. Without base stations, mobiles devices and phones will not work.

Many other everyday items also use radio signals to send and receive information, such as television and radio broadcasting equipment and two-way radio communications. Base stations are connected to each other and telephone exchange buildings by cables or wireless technology such as microwave dishes, to create the network. The area each base station covers is called a “cell”. Each cell overlaps with its neighbouring cells to create a continuous network. The size and shape of each cell is determined by the features of the surrounding area, such as buildings, trees and hills which can block signals. When people travel between cells, the signal is transferred between base stations without a break in service. Each base station covers a certain area only and can only handle a limited number of calls at once. As mobile phones and devices become more popular, more base stations are needed to ensure continuous coverage.

It is imperative that support is given to the introduction of new infrastructure to allow new technology which will allow networks to be able to handle more data and connect more devices simultaneously at much faster speeds. This will enable places to remain competitive and will support the Government’s ambition for the UK to become a world leader in telecommunications technologies and development. Whilst it is acknowledged that there is a significant increase in the scale of telecommunications development on the site, it should be noted that the new technologies will provide advanced high-quality communications infrastructure essential for economic growth as sought by the NPPF. Any perceived negative impacts will be far outweighed by the overall benefits of the scheme and the location of the apparatus on a building which already supports extensive telecommunications equipment will minimise its potential impact on the immediate environment.

All MBNL and CTIL installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

Alternative sites considered and not chosen (not generally required for **upgrades/alterations to existing sites** including redevelopment of an existing site to facilitate an upgrade or sharing with another operator).

Site ³	Site Name and address	National Grid Reference	Reason for not choosing ⁴
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If no alternative site options have been investigated, please explain why

The site is an existing telecommunications site which is to be replaced and upgraded.

³ ETS - Existing Telecomm site, ES - Existing Structure, RT - Roof Top, GF - Greenfield

⁴ SP - Site Provider, RD - Redevelopment Not Possible, T - Technical Difficulties, P – Planning
O – Other



Additional relevant information

Planning Policy Assessment

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with policies of the adopted Statutory Development Plan, unless material considerations indicate otherwise.

National Planning Policy Guidance

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The main thrust of the guidance is a presumption in favour of sustainable development. In general terms, in respect of telecommunications, the guidance aims to promote sustainable transport (including the need to travel), build a strong and competitive economy, and seeks to secure high quality design.

Specifically, the National Planning Policy Framework (NPPF) advises that advanced, high quality communications infrastructure is essential for 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. The numbers of radio and telecommunications masts should be kept to a minimum and, where new sites are required; equipment should be sympathetically designed and camouflaged where appropriate (paragraph 43).

In more general terms the NPPF confirms that proposals that accord with the provisions of the development plan should be approved without delay (paragraph 14). In addition, a set of core planning principles are set out at paragraph 17. These principles set out (in part where relevant to this proposal) that the planning system should:

- *“proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;*
- *seek to secure high quality design and a good standard of amenity;*
- *support the transition to a low carbon future in a changing climate. “*

Significant weight is given to the need to support economic growth through the planning system (paragraph 19). The reduction in the need to travel is set out in section 4.

The National Planning Policy Framework advises specifically that local planning authorities should not seek to prevent competition between operators, and must determine applications on planning grounds (paragraph 46).

It is considered the proposed development complies with the broad aims of the NPPF. It assists in the aim to keep the number of installations to a minimum, by utilising a design that will be able to accommodate both Telefónica and Vodafone equipment. The equipment has been sympathetically designed, with the pole being



kept to the minimum practicable height for the required network coverage, thus enhancing the provision of local community facilities and services without detracting from local amenity.

The London Plan, March 2016

“POLICY 4.11 ENCOURAGING A CONNECTED ECONOMY

Strategic

A. The Mayor and the GLA Group will, and all other strategic agencies should:

a) facilitate the provision and delivery of the information and communications technology (ICT) infrastructure a modern and developing economy needs, particularly to ensure: adequate and suitable network connectivity across London (including well designed and located street-based apparatus); data centre capability; suitable electrical power supplies and security and resilience; and affordable, competitive connectivity meeting the needs of small and larger enterprises and individuals.

b) Support the use of information and communications technology to enable easy and rapid access to information and services and support ways of working that deliver wider planning, sustainability and quality of life benefits.”

It is contended that the installation will comply with Policy 4.11, securing the Mayor's vision for the delivery of modern communications networks across London. The proposed installation will bring 4G to the area, supporting modern infrastructure and providing the best network connectivity possible across Brent. The 4G network is one of the one fastest service operators are able to provide, the new technology will enable easy and rapid access to information. The services provided by the mast will benefit both the local community residence and rail passengers alike.

Local Planning Policy

The statutory development plan for the area is comprised of the London Plan, March 2016, London Borough of Brent Core Strategy (Adopted 12 July 2010) and Development Management Policies (November 2016), together with Article 4 Strategic Industrial Locations, Locally Significant Industrial Sites and Alperton Growth Area. Not all documents are relevant to the current application.

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b) Support the use of information and communications technology to enable easy and rapid access to information and services and support ways of working that deliver wider planning, sustainability and quality of life benefits.”

It is contended that the installation will comply with Policy 4.11, securing the Mayor's vision for the delivery of modern communications networks across London. The proposed installation will bring 4G to the area, supporting modern infrastructure and providing the best network connectivity possible across Brent. The 4G network is to be the fastest service operators are able to provide, the new technology will enable easy and rapid access to information. The services provided by the site will benefit both the local community and those working and visiting the area.

London Borough of Brent Core Strategy July 2010

Development partnerships

“1.29 In terms of planning for the future, the council must work and liaise with providers of social infrastructure, its neighbouring boroughs and developers in order to achieve the right spatial arrangement of infrastructure as the borough's population grows. Catchment areas of schools and healthcare facilities tend to cross borough boundaries, therefore working with neighbouring LPAs as well as Education Services and the PCTs is prudent. Apart from schools and some office buildings, the council has little in the way of a property portfolio and so cannot exert control as a landowner. The council therefore needs to work together with strategic development partners (as is happening at Wembley) such as house builders and Registered Social Landlords (RSLs) to bring forward regenerative development and secure appropriate infrastructure”

The proposed installation will bring 4G to the area, supporting modern infrastructure and providing the best network connectivity possible across Brent. The 4G network is to be the fastest service operators are able to provide, the new technology will enable easy and rapid access to information. The services provided by the mast will benefit both the local community and businesses within the area. Whilst there will be some visual impact it is contended that the character and appearance of the area will not be unacceptably harmed and the overall benefits of the proposal will outweigh any perceived harm.

“CP 5 Placemaking

- In considering major proposals in the growth areas (policies CP7 to CP11) and regeneration areas (policies CP12 and CP13), regard shall be had to the following: The allocation of sites for a range of uses (as set out in the Site Specific Allocations DPD), with particular support for development that is mixed in use and mixed in tenure. A vertical mixing of uses is encouraged.*
- The needs of the community and the need for infrastructure, both social and physical, arising from development, such as education facilities, health*



provision, sports facilities, green infrastructure, public transport, walking and cycling infrastructure.

- *The creation of open space (including new squares / public meeting places) or, if that is not practicable, contributions towards the significant improvement of existing open space close to the growth areas. New play areas will be required in all major housing developments.*
- *Brent Infrastructure and Investment Framework*
- *The contribution towards the creation of a distinctive place with a positive sense of identity which is well connected and accessible. Consideration of the heritage of the area and investigate means of introducing continuity through urban design measures and the possibility of reusing and restoring buildings of merit”*

The application site lies in a dense residential area with mature foliage all around and boarded by major train line routes both north of the site and east. The rooftop site is an existing telecommunications site, in situ providing access since 1997 and continues to be a major hub in the local communications infrastructure. Accordingly, the general character and appearance of the area will be maintained and it is contended that the proposed mast will assimilate into this environment, thereby satisfying the aims and objectives of Policy CP 5.

“CP 6 Design & Density in Place Shaping

Proper regard shall be made to the London Plan density Policy 3A.3 which supports higher densities in areas of good public transport accessibility. The council will also take into account the following criteria to ensure that a notional density figure is not the only consideration, and the quality of design, location of the site and the need to provide family housing are all important. In growth areas (policies CP7 to CP11) and regeneration areas (policies CP12 and CP13) the following factors will be taken into account in determining density and requiring good design:

- *Where design is of the highest or exemplary standard, higher densities will be considered*
- *Higher densities may be acceptable where PTAL levels would be raised as a result of development or through committed transport improvements*
- *The site should contribute towards wider public realm improvements commensurate with the scale of development*
- *Development in growth areas should take into account the suburban interface*
- *On appropriate sites a reasonable proportion of family housing meeting amenity/open space standards should be properly accommodated (see policy CP21)*
- *The council will take into account placemaking objectives, as set out in policy CP5, in determining density levels*
- *Tall buildings are acceptable in the Wembley and South-Kilburn growth areas, as identified in adopted SPDs, and at Park Royal as set out in policy CP12. Additional areas suitable for tall buildings, notably Burnt Oak/Colindale and Alperton growth areas, will be identified in forthcoming LDDs.*
- *The council will use design review panels, architectural competitions, design guidance and design protocols to improve design quality*
- *Schemes will be assessed having regard to CABI’s design guidance”*



The proposed upgrade and redevelopment has been specifically designed for the site in question taking account its setting within this established area and telecoms rooftop site. The design and scale are appropriate in this setting of a 5-story block and existing site confirming no undue harm will be caused to the amenities of nearby residence. Whilst there will be a degree of increased visual impact with slightly higher antennas it is contended that the proposed, which will introduce 4G technologies to the area will support the local economy in this active residential setting as well as the major train routes. The most up to date equipment will be provided and the overall benefits of the proposal far outweigh any perceived negative impacts. In all these circumstances it is contended that the proposal is suitable to the form and function of the site and therefore complies with Policy CP 6.

London Borough of Brent Development Management Policies, November 2016

“DMP 1 Development Management General Policy

“Subject to other policies within the development plan, development will be acceptable provided it is:

- a. of a location, use, concentration, siting, layout, scale, type, density, materials, detailing and design that provides high levels of internal and external amenity and complements the locality;*
- b. satisfactory in terms of means of access for all, parking, manoeuvring, servicing and does not have an adverse impact on the movement network;*
- c. provided with the necessary physical and social infrastructure;*
- d. conserving or enhancing the significance of heritage assets and their settings;*
- e. and maintaining or enhancing sites of ecological importance;*
- f. safe, secure and reduces the potential for crime;*
- g. not unacceptably increasing exposure to flood risk, noise, dust, contamination, smells, waste, light, other forms of pollution and general disturbance or detrimentally impacting on air or water quality;*
- h. retaining existing blue and green infrastructure including water ways, open space, high amenity trees and landscape features or providing appropriate additions or enhancements; and*
- i. resulting in no loss of community facilities or other land/buildings for which there is an identified need”*

The proposed increase in height is the minimum capable of providing the technological improvements sought. It is imperative that support is given to the introduction of 4G technology as this will allow networks to be able to handle more data and connect more devices simultaneously at much faster speeds than is possible using the existing technology. This will enable places to remain competitive and will support the Government’s ambition for the UK to become a world leader. The proposed upgrade needs to be taller than the existing installation to introduce the required new technologies to the area and satisfy ICNIRP requirements.

“Inclusive and Accessible Design

“4.7 The London Plan highlights the need for developments to be designed and located to be inclusive and accessible. This is further supported by the concepts of Lifetime Neighbourhoods and the Mayor’s SPG: Accessible London: Achieving an Inclusive Environment and DFT Guidance on Inclusive Mobility.



4.8 Consideration must be given to access at the start of the design process of new developments. It needs to ensure that public buildings and spaces are fully accessible in their location, physical design and in terms of overall legibility. Design & Access statements are the appropriate place in an application submission to demonstrate how this is achieved by a proposal and how it will continue to be managed.

4.9 For heritage assets such as listed buildings, conservation areas and historic parks and gardens access requirements of people with restricted mobility will have to be balanced against impacts of changes. Guidance by Historic England (formerly known as English Heritage) gives helpful advice on how to sensitively deal with this issue."

The site is not situated within any national designation and the nearest listed building located some 130m to the South, to which the site will not be visible from this Grade II listed building. The installation is located within a developed area of Wembley, accommodating for a large amount of residence, adjacent businesses and transport links. As such, the upgrading of the existing site will not cause an unacceptable impact upon the landscape. The scale and height of the revised layout and upgraded antennas and supporting equipment are the minimum capable of introducing the required technologies to the area, whilst at the same time satisfying ICNIRP requirements. The design, form and finish of the mast are appropriate to its function and the optimum and latest available for the introduction of 4G technologies to the area.

Public Realm

"4.14 The 'public realm', as distinct from the private domain, refers to all the physically and visually accessible space such as; forecourts, streets, pavements, squares, parks, open spaces and the facades of the buildings, or other structures, that define them. It is, as the main setting for human interaction, arguably, the most important part of the built-environment.

4.15 London Plan policy 7.5 addresses public realm. A high quality of design and materials will be required for the public realm. Consistent with the approach to landscaping, the design and provision of all elements, including hard and soft landscaping, lighting, furniture and public art, should be coordinated and well located, to make a positive contribution, avoid unnecessary clutter, and ensure a safe, informative and attractive environment. This is consistent with other parts of the Plan of making areas have better accessibility and improving streets and places for walking and cycling."

The surrounding areas are highly active and densely populated and whilst there may be some visual impact, it is contended that the overall benefits of the scheme will outweigh any such perceived negative impacts. In devising a scheme, the applicant has taken into account the context of the site and character and appearance of the area more generally. The proposed development will utilise an existing telecommunications site and will not result in the loss of any amenity space or interrupt any important views from places within the area.



Telecommunications

“4.18 Telecommunications are an essential component of modern economic infrastructure and their design and siting can impact on the public realm. Some telecommunications equipment will not require planning permission. Where permission is required proposals will be considered against national policy and advice. This seeks to reduce adverse impact by limiting the number of new masts, promoting sympathetic design and using camouflage where appropriate. It also seeks to address safety aspects through ensuring exposure to radiation is within guidelines and that interference with other forms of communication does not occur.”

Network planners have identified the need to upgrade this existing telecommunications site and it is proposed to introduce up to date technologies to the area. It is imperative that support is given to the introduction of 4G technology as this will allow networks to be able to handle more data and connect more devices simultaneously at much faster speeds than is possible using the existing technology. The proposed upgrade is the minimum increase in equipment, also limited by the building design as to the level of equipment that can be accommodated on the roof the desired new technologies which will benefit the area more generally. It has been designed and sited to minimise its impact as far as possible and it is believed that the proposed installation will not have an undue impact upon the amenity of the area. Whilst there will be some visual impact it is not considered that the impact will be so great as to warrant the refusal of planning permission.

The proposal has been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements for EE Ltd and H3G (UK) Ltd as well as Vodafone UK (Ltd) and Telefonica (UK) Ltd. In all these circumstances it is contended that the proposed development complies with the aims and objectives of 4.18 and accordingly planning permission should be granted.

CONCLUSION

We consider that the development complies with both national and local planning policy guidance where the underlying aim is to provide an efficient and competitive telecommunication system that will be of significant benefit to the community.

Taking into account the factors of technical constraints, available sites and planning constraints we consider that this site and design clearly represents the optimum environmental solution.

The social and economic benefits of providing reliable and high quality mobile 4G connection support growth in productivity, efficiency and labour force. We believe that the strong benefits to the modernisation of this mobile network service will outweigh any minor loss of visual amenity to the immediate area.

National planning policy is to facilitate the growth of new and existing telecommunications systems, and operators have obligations to meet customer demands for improved quality of service. This application explains the technical need for the installation to provide improved customer service.



In terms of siting and design, it is considered that the proposal responds well to the character and appearance of the local environment and will not have an unacceptable adverse impact on the application site or the surrounding area. The design is of a high standard, and will not detract significantly from the existing visual and environmental character of the area. The benefits to residents and visitors to the area far outweigh any potential perceived negative impacts. In all these circumstances it is concluded that there no policy or other objections that would warrant the refusal of planning permission and accordingly permission should be granted for the proposed development.

Contact Details

Name (agent)	George Oliver Beacon Communications Services Ltd.	Telephone	07543379150
Operators	MBNL, EE(UK) Ltd & H3G (UK) Ltd CTIL (Vodafone (UK) Ltd. & Telefonica (UK) Ltd)	Fax no	N/a
Address	131 Trinity Street Huddersfield HD1 4DZ	Email address	George.oliver@beaco ncomms.co.uk
Signed	G. Oliver	Date	16/06/2021
Position	Senior Acquisition and Planning Surveyor	Company	Beacon Communications Services Ltd For and on behalf of MBNL, EE Ltd & H3G (UK) Ltd