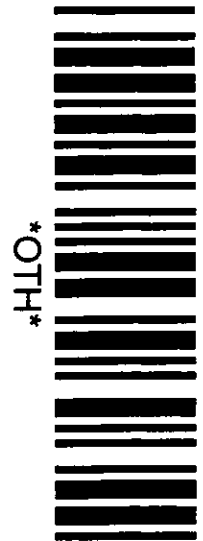


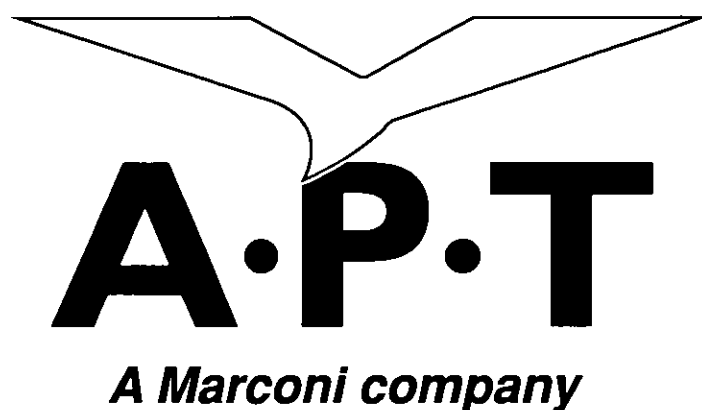
**ROYAL BOROUGH  
OF  
KENSINGTON & CHELSEA**

**DOCUMENT SEPARATOR**

**DOCUMENT TYPE:**

OTHER





**O<sub>2</sub> Planning Appeal**  
Appeal Forms and  
Supporting Statement  
**Cell: 32404**  
**Wilbraham Place (FP)**



**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**SECTION 78**

**APPEAL BY APT - MARCONI ON BEHALF OF O<sub>2</sub> (UK) LIMITED  
(FORMERLY CALLED BT CELLNET LIMITED)**

**APPEAL BY O<sub>2</sub> (UK) LIMITED AGAINST THE DECISION OF THE ROYAL  
BOROUGH OF KENSINGTON AND CHELSEA TO REFUSE PLANNING  
PERMISSION FOR THE ERECTION OF A TELECOMMUNICATIONS BASE  
STATION CONSISTING OF SIX TRIPOD-MOUNTED ANTENNAE, TWO  
TRIPODS, SIX RADIO EQUIPMENT CABINETS, ASSOCIATED FEEDERS  
AND ANCILLARY DEVELOPMENT**

**AT 9 WILBRAHAM PLACE, BELGRAVIA, LONDON, SW1X 9AE.**

APT - Marconi  
Dolphin House  
Albany Park  
Camberley  
Surrey  
GU16 7QH

Tel: (01276) 605016  
Fax: (01276) 683781

**Local Planning Authority Reference: PP/02/00439/MNW  
APT Reference: BMS/Apps/Waldon/AW/32404**

6 June 2002

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## INTRODUCTION

- 1.1 APT-Marconi acts on behalf of O<sub>2</sub> (UK) Limited in connection with the site at 9 Wilbraham Place, Belgravia, London SW1X 9AE and in the conduct of this appeal.
- 1.2 The appeal relates to the proposed erection of a Radio Base Station to include 6 tripod-mounted antennas, 2 tripods, 3 Nokia Ultrasite outdoor cabinets, 2 Nortel BTs outdoor cabinets and one external diplexer cabinet, along with associated feeders on the roof of the appeal premises, and development ancillary thereto. Attached, as **Appendix 1** is a location plan identifying the appeal site.
- 1.3 An application for full planning approval was submitted to the Royal Borough of Kensington and Chelsea, on 21 February 2002. A copy of the full planning application is attached as **Appendix 2**. By letter dated 19 April 2002, the Local Planning Authority refused planning permission for the following reason;  
*"1. The proposed telecommunications equipment, by virtue of its bulk and height and prominent position on a highly visible roof would result in significant harm to the special architectural character of the listed building and to the character and appearance of the conservation area contrary to the Council's policies as set out in the Conservation and Development chapter of the Unitary Development Plan, in particular policies CD25, CD44, CD52, CD53 and CD58."*
- 1.4 Notes accompanying the decision highlighted that the above mentioned policies were used in the determination of the application and stated that insufficient information was submitted to enable an assessment of the health risk of the proposed development. A copy of this decision letter is attached as **Appendix 3**.

## 2.0 THE GROUNDS OF APPEAL

2.1 In summary, the appellants grounds of appeal are that the erection of 6 tripod-mounted antennae, 2 tripods, 6 outdoor cabinets, associated feeders and development ancillary thereto, on the roof at 9 Wilbraham Place, as shown on the drawings contained within the full planning submission, attached at **Appendix 2**, is acceptable for the following reasons:

2.1.1 Need for the development. There is a justifiable need for the proposed telecommunications development, which the Local Planning Authority, in its decision, has not disputed. This need is illustrated on the radio plots contained within the full planning submission. The development is necessary to provide 2<sup>nd</sup> Generation coverage as a replacement for the existing site on the BT Exchange and to provide third generation (3G) mobile phone coverage.

2.1.2 Site selection. A number of alternative sites and buildings in the area have been carefully surveyed but none have been found to be as suitable as that subject to the prior approval application. The development is fully consistent with national telecommunications planning policy that "seeks to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum". Furthermore, in accordance with National Policy objectives the proposal seeks to utilise an existing tall building.

2.1.3 Design and visual impact. The development has been carefully designed in full recognition of the site being a Listed Building and located within the Conservation Area. The design of the development has regard to its settings and surroundings

together with the specific coverage requirements of the operator. The proposal is not in material conflict with the policies contained within the Royal Borough of Kensington and Chelsea Unitary Development Plan (UDP).

2.1.4 Health Considerations. The development is designed to fully comply with ICNIRP guidelines for public exposure. To further allay the fears of the Local Planning Authority and local residents, the appellant has commissioned an independent report to confirm that the installation will comply with ICNIRP guidelines for public exposure.

2.2 These grounds of appeal are discussed more fully in Section 6 below.

### 3.0 THE APPEAL SITE AND SURROUNDING AREA

- 3.1 The application site is a five-storey mansion block (C. 1896) situated some 150 metres north of Sloane Square on the junction of Wilbraham Place and D'Oyley Street. The site is located on the eastern boundary of the Royal Borough of Kensington and Chelsea administrative area.
- 3.2 The building on which the installation is proposed is a Grade II Listed Building which is located within the Sloane Square Conservation Area. The building is sub-divided into a number of flats and is in residential use.
- 3.3 The properties along Wilbraham Place are generally in residential use. The majority of the properties along Sloane Street to the west are used for a variety of retail and commercial purposes.
- 3.4 The site is located one street to the north of the BT Exchange building on which the existing telecommunication installation is required to be decommissioned. A primary school is located opposite the BT Exchange building on Sedding Street some 70 metres south of the proposed site. Photographs of the site and the existing installation on the BT Exchange building are provided in **Appendix 4**.

#### 4.0 THE PROPOSED DEVELOPMENT

- 4.1 The submission to the Local Planning Authority sought planning permission for a roof mounted radio base station. This included for the installation of six tripod mounted antennas, two free standing tripods, three Nokia Ultrasite outdoor cabinets, two Nortel BTs outdoor cabinets and one external Diplexer cabinet along with associated feeders and ancillary development.
- 4.2 The proposed development sought to place two panel antennas on one tripod located on the southern side of the building facing Wilbraham Place and four panel antennas on one tripod located on the north western side of the building facing Ellis Street. The antennas were proposed to be mounted on low slung tripods near the edge of the building and were to be hand painted to match existing brickwork / chimneys. Neither the antennas or cabinets would protrude above the height of the existing chimneys.
- 4.3 The six cabinets were proposed to be placed on the southern side of the building located between the decorative front parapet detail and the tank room near the centre of the roof. This location would completely hide the cabinets from street level and almost completely preclude all views from adjacent properties.

## 5.0 RELEVANT PLANNING POLICY BACKGROUND

5.1 The following Government policy documents are particularly relevant to this appeal:

- PPG 8 – Telecommunications;
- PPG 15 – Planning and the Historic Environment.

5.2 Relevant guidance from the Planning Policy Guidance notes is discussed in greater detail in Section 6 below.

5.3 The Royal Borough of Kensington and Chelsea Unitary Development Plan (UDP) was adopted on 28 August 1995. In response to development trends the Council have updated and amended the UDP. The UDP alterations were placed on deposit for public consultation in August 1999 and again in January 2000.

5.4 Following the Inspectors Report in July 2001 into the proposed alterations to the UDP the Council submitted further proposed modifications.

5.5 These Proposed Modifications to the Alterations were put on Deposit in February 2002 and were 'adopted' by the Council in May 2002. This document is used by the Council in the determination of planning applications and as such has been assessed in relation to the site subject of this appeal.

5.6 The key policies referred to by the Council as relevant to the determination of the full planning application are Policies CD25, CD44, CD52, CD53 and CD58 of the Proposed Modifications to the Alterations UDP.

5.7 Policy CD25 seeks to ensure that all development within the Borough is of a high standard of design and is sensitive to and compatible with the scale, height, bulk, materials and character of the surroundings.

5.8 Policy CD44 concerns alterations to buildings and states that such development should not harm the external appearance of the building or the surrounding area. The need to avoid creating unsympathetic small-scale developments that may cause harm to the street scene and the residential character or amenity is also highlighted.

5.9 Policy CD52 and Policy CD53 seek to ensure that development in Conservation Areas preserve and enhance the character or appearance of the area.

Policy CD53 states:

***"To ensure that all development in conservation areas is to a high standard of design and compatible with:***

***A. Character, scale and pattern;***

***B. Bulk and height;***

***C. Proportion and rhythm;***

***D. Roofscape;***

***E. Materials;***

***F. Landscaping and boundary treatment.***

***of surrounding development"***

5.10 Policy CD58 concerns works to Listed Buildings. This policy states:

***"To resist proposals to alter Listed Buildings unless:***

***A. The original architectural features and later features of interest, both internal and external, would be preserved; and***

***B. Alterations would be in keeping with the style of the original building; and***



- C. All works, whether they be repairs or alterations, are carried out in a correct scholarly manner, under proper supervision, by specialist labour where appropriate; and*
- D. The integrity, plan form and structure of the building including the ground and first floor principle rooms, main staircase and such other areas of the building as may be identified as being of special interest are preserved."*

5.11 The above Local Plan policies are provided in **Appendix 5** and are discussed in greater detail in Section 6 below.

## **6.0 THE CASE ON BEHALF OF O<sub>2</sub> (UK) LIMITED**

6.1 Having regard to the nature of the installation, the relevant policy background outlined above and the reason given by the Local Planning Authority for the refusal of planning permission it is considered that there are four key material considerations in respect of this application:

- The need for the telecommunication installation
- Site selection and consultation
- Design and impact of the installation upon the visual amenity and character and appearance of the area.
- Health considerations

### **6.2 *The Need for the Telecommunications Installation***

6.2.1 An aim of Government policy on Telecommunications found in PPG 8 is to ensure people have a choice as to who provides their telecommunications service, a wider range of services from which to choose and equitable access to the latest technologies (paragraph 2). Material considerations in dealing with applications will include the significance of the proposed development as part of a national network (paragraph 5). The benefits of a modern telecommunications system are outlined in paragraphs 1 to 3 of the Appendix to PPG 8.

6.2.2 The appellant's have been licensed to provide a mobile telecommunications network within the United Kingdom, and have been conferred the status of a Public Telecommunications Code System Operator pursuant to the Telecommunications Act 1984. Through its system of licensing, the Act places obligations on the appellant's to provide certain levels of coverage and to provide a high quality service. This includes the requirement to meet reasonable customer demands (PPG 8 - Appendix Paragraph 20). Paragraph 22 of the Appendix to PPG 8 also highlights that the greatest need for base stations are

usually in built-up areas where there is the greatest density of mobile users.

6.2.3 Each cell or base station can only handle a finite number of calls and therefore, in areas of high use, additional cells are required to meet the demands on the network.

6.2.4 It is important to stress that demands on the network do not come solely from people living in an area, but also from those people working in the locality and those passing through it. In situations such as this, where coverage and or capacity is deficient, a customer passing through the area using a mobile phone will be cut off.

6.2.5 In this particular case, the proposed development is required as a replacement facility for an existing site that is to be decommissioned and removed from the BT Exchange building on the corner of Sloane Terrace and Sedding Street. The new base station is therefore designed to ensure continuity of radio coverage and to ensure that reasonable customer demands are satisfied.

6.2.6 The proposed site would enable the radio coverage to the existing GSM 2G network, currently provided by the installation on the BT Exchange building, to continue to be provided. The specific coverage requirements are best illustrated by the radio coverage plots, which show the coverage without the installation on the BT Exchange building and the coverage with the proposed site. These two radio plots are included within **Appendix 6**.

6.2.7 The plots illustrate that without the BT Exchange installation a hole in the 2G network will exist for an area that includes Sloane Street (A3216) to the north of Sloane Square and side streets to the east and

west of Sloane Street. This hole in coverage is shown to be resolved through development of the proposed site.

- 6.2.8 In addition, the proposed telecommunication installation is designed to support 3<sup>rd</sup> generation (3G) Universal Mobile Telecommunications System (UMTS) antennas. As such the proposed development will facilitate the rollout of the 3G network. In April 2000, the appellant's were also licensed to provide a 3G network. These systems will enable mobile users to have access to enhanced services via higher data rates than the existing 2G system. As a requirement of the licence, the appellant is required to build out a network covering 80% of the population by 2007 (PPG 8 Appendix paragraph 27).

### **6.3 Site Selection and Consultation**

- 6.3.1 Having regard to the radio coverage requirements, as provided in **Appendix 6**, the area where deficient network coverage will exist following the removal of the equipment on the BT Exchange building can be identified. The area within which coverage improvements are required is largely residential in character although there are a large number of commercial and retail properties located along Sloane Street.
- 6.3.2 In this urban area the existing adjacent cells are located close by and the need to provide contiguous coverage that also avoids interference with other cells is an important criteria.
- 6.3.3 The coverage area in question is relatively small and is centred on a dense urban environment in Kensington and Chelsea. The whole area requiring coverage lies within the Conservation Area. In order to minimise environmental impact and to ensure that the character and appearance of the Conservation Area is not harmed, existing tall

buildings were sought to accommodate the required antennas and radio equipment housing. This accords with the advice contained in PPG 8 aimed at utilising tall buildings as a preference to developing new 'greenfield' site and seeking to ensure future development minimises environmental impact.

6.3.4 The existing five-storey mansion block situated some 150 metres north of Sloane Square on the junction of Wilbraham Place and D'Oyley Street was identified because of its central location within the search area. It was also chosen because its height above adjacent buildings would ensure good radio coverage, which could not be attained through use of street furniture developments.

6.3.5 The whole search area for a replacement site is situated within the Sloane Square Conservation Area, as such no alternatives outside of the Conservation Area could be identified. Although the building is a Grade II Listed Building it was considered that a sensitively designed installation could be satisfactorily developed.

6.3.6 In addition to the appeal site, five sites were surveyed in detail. These five sites were carefully surveyed but none proved to be viable options for the following reasons:

**Site (a) – Existing BT Telephone Exchange**

The current lease on this existing installation is to be terminated. The option of extending the current lease is therefore not possible. In consequence the site was discounted.

**Site (b) – Eaton Mansions**

Site located near to the north east corner of Sloane Square. Lease arrangements to use this roof top location could not be agreed with the

head lessee. The site was not therefore available for use as such the site was discounted.

Site (c) – Holy Trinity Church

Site located adjacent and south of the existing installation. The site is a Grade I Listed Building and was considered to be a more sensitive location. In consequence the site was discounted.

Site (d) – Sloane Terrace Mansions

This site is located to the north east of the current installation on Sloane Terrace. The option was discounted on account that the roof top location would not be capable of accommodating the required equipment.

Site (e) – Cadogan Estate

Further alternative buildings nearby were considered in the site selection process. However, these buildings belong to the Cadogan Estate who, at present, are unwilling to allow them to accommodate telecommunications development. In consequence these further sites were discounted.

6.3.7 In accordance with Government advice and industry best practice significant pre-application consultations were undertaken with the planning and conservation departments of the local authority, local councillors, English Heritage together with a local school. Copies of some of these correspondences are attached in **Appendix 7**.

6.3.8 No other alternative sites to satisfy the need identified by the operator were suggested by the Local Planning Authority through this consultation process.

#### **6.4 Design and Impact of the Development on the Visual Amenity and the Character and Appearance of the Area**

6.4.1 Government policy on Telecommunications found in PPG 8 is to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum (paragraph 1).

6.4.2 The use of existing buildings and other structures to site antennas is strongly encouraged (paragraph 21). Appendix paragraph 76 states that in seeking to arrive at the best solution operators should use sympathetic design and camouflage to minimise the impact of development and in designated areas the aim should be for the apparatus to blend into the landscape.

6.4.3 Government Policy on development in Conservation Areas and that affecting Listed Buildings is found in PPG 15 – Planning and the Historic Environment. The key issues relevant to the current appeal proposals are that developments should seek to preserve or enhance the character or appearance of Conservation Areas and should seek to preserve the setting of Listed Buildings. General advice contained in PPG 8 is also relevant to these issues.

6.4.4 The extensive pre-applications undertaken as part of the submission included sending copies of the suggested design of the installation together with an offer of a meeting with the Local Planning Authority to discuss the siting and design aspects of the proposals. Unfortunately no response to the proposed installation design or meeting was received from the Council.

6.4.5 Despite the lack of feedback from the Council the design of the installation has given full consideration both to the setting and

appearance of the building and the wider area together with the operator requirements.

6.4.6 The equipment cabinets are the minimum requirements for this development and have been deliberately located between the decorative front parapet detail and the tank room near the centre of the roof. This location completely hides the cabinets from street level and offers complete screening from all but one or two adjacent properties where partial screening is provided.

6.4.7 These cabinets are located together to benefit from the existing enclosure provided and to minimise disruption to the roofscape. Furthermore, they will not protrude above the height of the roofline. In consequence their siting and design is considered to be in accordance with local plan policies and would not have an adverse impact on the character or appearance of the area or the amenity of neighbouring properties.

6.4.8 As advised by the Borough's conservation department the development proposes the use of non-invasive tripod-mounted antennae. The appeal site sought to place two panel antennas on one tripod located on the southern side of the building facing Wilbraham Place and four panel antennas on one tripod located on the north western side of the building facing Ellis Street. The siting of the antenna is related to the area requiring operator coverage as demonstrated by the radio plots in **Appendix 6**.

6.4.9 The proposed antennas were to be mounted on low slung tripods near the edge of the building. The need for the antennae to be located near the edge of the building as opposed to the centre of the building, where a much taller installation would be required, was set out to the Council in the pre-application letters sent to the Council as provided in



**Appendix 7.** To minimise the visual impact of these antenna low slung tripods were proposed to be used to ensure that they did not protrude above the height of the existing chimneys. In addition it was proposed for these to be hand painted to match existing brickwork / chimneys. Given the height at which the antennas would be installed and the proposed finish, the antenna systems would not be unduly prominent.

6.4.10 Telecommunications systems have particular requirements for siting which can pose challenges to policies for the protection of quality in urban areas. This is acknowledged in PPG 8 – Telecommunications that requires sensitive design and siting in such areas. It does not however seek to impose a blanket ban against telecommunications development as it also recognises that urban areas are where such system are in most demand. In recognition of the sensitivity of the appeal site, the telecommunications installation has been designed and sited so as to minimise impact. Appropriate forms of camouflage have also been used. At no stage has the Local Planning Authority suggested a more preferable site or design despite being made aware of the appellants detailed requirements.

6.4.11 The proposed development would have a minimal impact on the locality and the use of appropriate forms of camouflage would ensure that the development is unobtrusive. It is strongly contended that the development would not prejudice the character and appearance of the Sloane Square Conservation Area or the setting of the Listed Building. Accordingly the proposal would not conflict with Policies CD25, CD44, CD52, CD53 and CD58 of the Unitary Development Plan. Furthermore, in preserving the character and appearance of the conservation area and the setting of the Grade II Listed Building, the development would fully accord with the guidance contained in PPG 15 – Planning and the Historic Environment.

6.4.12 The use of an existing tall building to accommodate a telecommunications development and a design which uses appropriate forms of camouflage, is clearly consistent with the advice given in PPG 8 – Telecommunications. In ensuring that the development does not have an adverse effect on the skyline, the character of the locality or the appearance of the property, the development fully accords with Government and local plan policies.

6.4.13 Finally, an added benefit of the current proposal will be the opportunity to secure the removal of the more prominent radio base station located at the BT Exchange. This site is also located within the Sloane Square Conservation Area. Not only would the proposed development allow this more prominent installation to be removed, it would also facilitate the roll-out of the Universal Mobile Telecommunications System. The current proposal would allow a single site to accommodate both 2G and 3G telecommunications systems which is fully supported by the advice contained in PPG 8 – Telecommunications.

## **6.5 Health Considerations**

6.5.1 The Local Planning Authority also indicated in its notes to the decision notice that insufficient information was submitted to enable an assessment of the health risk of the proposed equipment. This is strongly contended by the appellants.

6.5.2 Mobile phones and their base stations transmit and receive signals using electromagnetic waves, which are usually referred to as electromagnetic fields (EMFs) or radio waves. EMFs occur naturally in the environment, for example, the earth's magnetic field. EMFs also arise from a wide range of man-made sources and will be present wherever there is electricity. It is acknowledged that the public has become increasingly aware of the presence of EMF's in the

environment and this has been accompanied by concern as to their possible adverse effects upon health.

6.5.3 In 1999, the Government asked the National Radiological Protection Board to set up the Independent Expert Group on Mobile Phones (IEGMP) to consider concerns about health effects from the use of mobile phones, base stations and transmitters.

6.5.4 The IEGMP published its report (The "Stewart Report") in May 2000 and, in respect of mobile phone base stations, concluded that "the balance of evidence indicates that there is no general risk to the health of people living near to base stations on the basis that exposures are expected to be small fractions of the guidelines". However, it was accepted that there could be indirect effects on their well-being in some cases. Acknowledging that the possibility of harm could be ruled out with confidence and that there were gaps in knowledge, the report recommended the adoption of a precautionary approach.

6.5.5 In its response to the Groups report, the Government accepted the principle of the precautionary approach limited to the specific recommendations in the report. These included:

- That the emissions from mobile phone base stations should meet the more stringent International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines for public exposure;
- An independent audit of emissions from mobile phone base stations should be established to give the public confidence that they do not exceed approved guidelines; and
- Clear exclusion zones should be placed around all mobile phone base station antennas to prevent the public from exposure to radio frequency radiation above ICNIRP guidelines.

6.5.6 The appellant's confirm that the proposed telecommunications installation will fully comply with ICNIRP guidelines. To allay the fears of the Local Planning Authority and local residents, the appellants commissioned an independent study. This confirmed that the installation would comply with ICNIRP guidelines for public exposure. A copy of the detailed report is attached to this statement as **Appendix 8**.

6.5.7 The advice contained in PPG 8 is relevant to this issue. Paragraph 30 of PPG 8 states:

"However, it is the Government's firm view that the planning system is not the place for determining health safeguards. It remains central Government's responsibility to decide what measures are necessary to protect public health. In the Government's view, if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them.'

6.5.8 Recent appeal decisions have supported the advice that where a development complies with ICNIRP guidelines, it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them.

6.5.9 For example in a recent planning appeal at Guildford (Ref. APP/Y3615/A/01/1069715) the Inspector concluded in paragraph 72 of the decision notice that:

"...PPG8 is an important material consideration that is up to date, pertinent and clear on the weight to be given to health and public concern about mobile phone base stations."

6.5.10 At a visit to the site on 10 April with the Council the agents for the appellant were made aware that the Environment Department within the Council may have requested further technical information relating to the output from the proposed installation. Despite written requests to the Council on both the 11<sup>th</sup> April 2002 and 17<sup>th</sup> of April 2002, attached in **Appendix 9**, to determine the exact nature of this request no such information was passed to the agents.

6.5.11 Despite this the fact that the appellant has certified that the proposed telecommunications development will comply with ICNIRP guidelines should be sufficient to allay any remaining concerns, as to possible health effects, the Council or public may have.

## 7.0 SUMMARY AND CONCLUSIONS

- 7.1 There is a demonstrated need for the proposed telecommunications development to serve this part of Kensington and Chelsea. The development is intended to replace an existing installation that is to be decommissioned to satisfy reasonable customer demand in providing contiguous radio coverage and capacity for the existing GSM (2G) network. The proposed development would also accommodate the new Universal Mobile Telecommunications System (3G system). There is no dispute as to the need for the development.
- 7.2 Due to the nature of this dense urban area, the search area for a replacement site was limited. Although a number of alternative sites were considered they were either not able to be developed or were considered more sensitive locations than the appeal site. No alternative sites to satisfy the need identified by the operator were suggested by the Local Planning Authority through the consultation process.
- 7.3 The siting and design of the telecommunications installation has taken account of the site and its setting and the design chosen would ensure that environmental impact is minimised as required by Government and local plan policies. It is submitted that the appeal site and the design of the installation proposed represents the optimum environmental solution which provides the required coverage for O<sub>2</sub> (UK) Limited. It is contended that the proposal strikes an acceptable balance between the technical requirements of the appellant, Local Policy objectives and Government Policy contained in PPG 8 and PPG 15.
- 7.4 The development would not prejudice the residential amenities of nearby properties. Furthermore, the design proposes hand-painting part of the installation to camouflage it from adjacent properties, the

street and long distant views. The design considerations have been incorporated to ensure that the development proposed would not prejudice the Sloane Square Conservation Area or the setting of the Grade II Listed Buildings.

7.5 The proposed development would allow for the removal of the more prominent telecommunications installation located at the BT Exchange building and accommodate 3G equipment.

7.6 It is the appellants strong view that the development fully complies with policies contained in the Unitary Development Plan.

7.7 Finally, the development will comply with ICNIRP guidelines for areas accessible by the general public.

7.8 For the reasons given above, it is respectfully requested that the appeal be allowed.







*A Marconi company*

O<sub>2</sub> Planning Appeal  
Appeal Appendices  
Cell: 32404  
Wilbraham Place (FP)

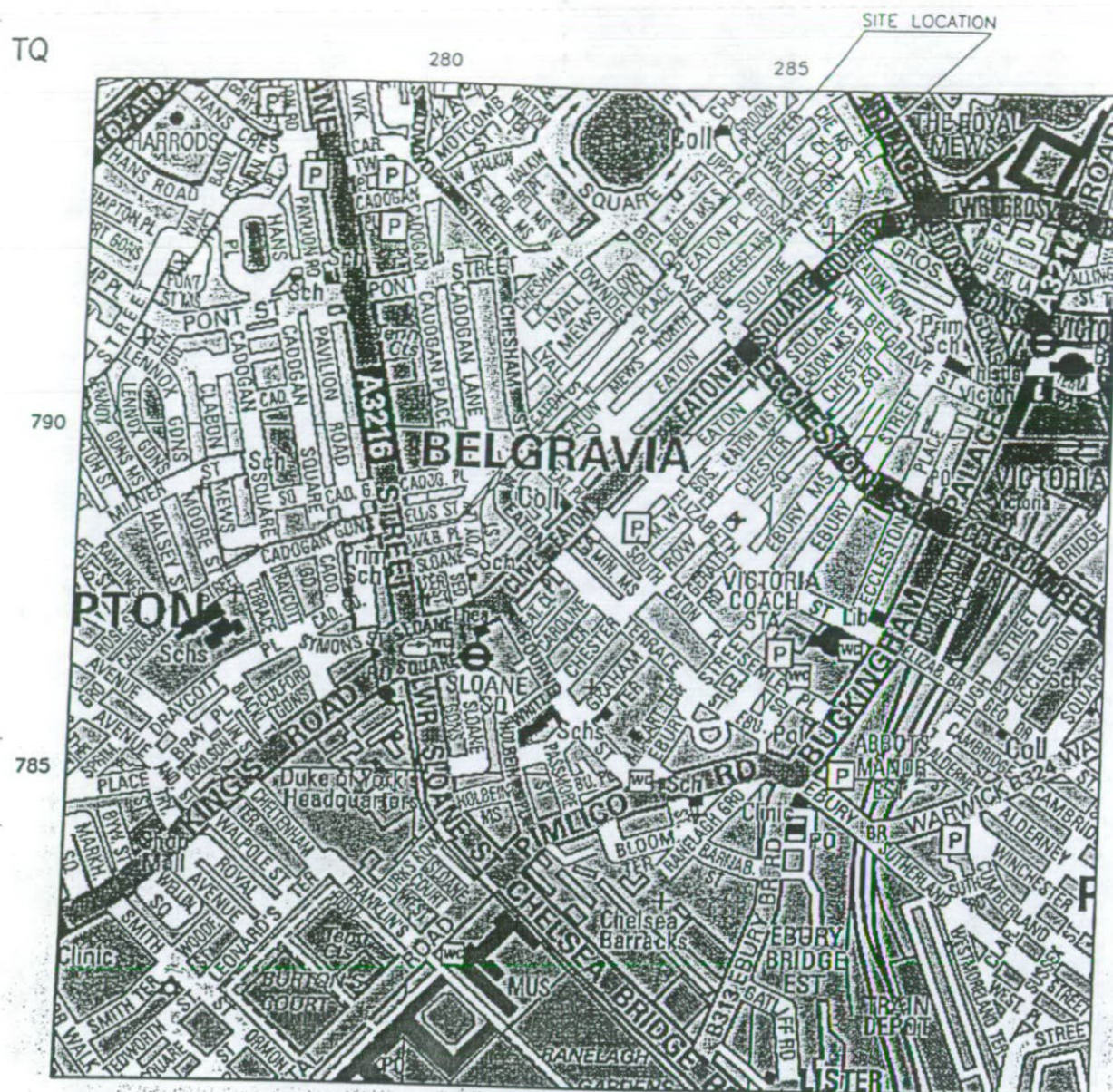
## APPENDIX 1

### Site Location Plan

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	1 U JUN 2002					PLANNING
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES



TQ

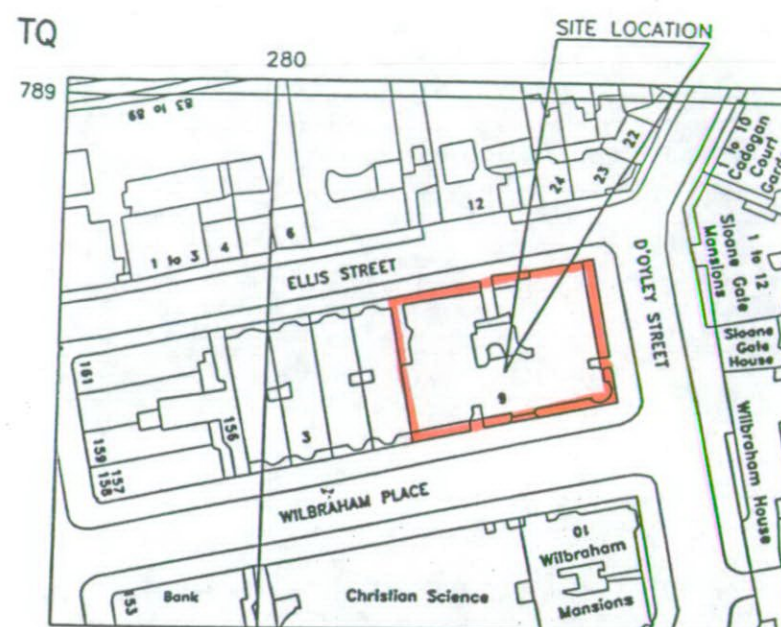


**LOCATION PLAN**  
SCALE 1:10000  
OS MAP REF TQ 2804 7885

### SITE ACCESS

FROM SLOANE SQUARE UNDERGROUND STATION  
HEAD NORTH ALONG SLOANE STREET. TAKE THE  
SECOND TURNING ON THE RIGHT INTO WILBRAHAM  
PLACE. THE SITE IS LOCATED AT THE END OF  
WILBRAHAM PLACE ON THE LEFT HAND SIDE.

TQ



**SITE PLAN**  
**SCALE 1:1250**

NOTES

- 1 DO NOT SCALE  
2 ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE NOTED.  
3 THIS DRAWINGS IS TO BE READ IN CONJUNCTION WITH MEDLOCK  
DRAWING 32404/001 - 005 AND ALL RELEVANT BT CELLNET  
STANDARD DETAIL DRAWINGS.

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
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# BTCellnet



**Medlock**  
Communications

London Office: Henson House, Henson Road, Three Bridges Crawley, RH10 1EP  
Tel: 01293 646800 Fax: 01293 646801 email: Design-London@MedlockComms.co.uk  
[www.MedlockComms.co.uk](http://www.MedlockComms.co.uk)  
Scottish Office: Tel: 01324 617617 Fax: 01324 636259  
Manchester Office: Tel: 0161 745 3000 Fax: 0161 745 3001

Status	PLANNING	
Site Ref	Cell Name	O/S Grid Reference
32404	SLOANE STREET	TQ 2804 7885
Designed GG	Site Address	
Drawn TF	9 WILBRAHAM PLACE BELGRAVIA LONDON SW1X 9AE	
Date 02/01/02		
Scale AS SHOWN	Drawing Title	
Checked 	LOCATION PLANS	
	Drawing No	U.S. Job Ref
	32404-001	5100



## APPENDIX 2

### The Planning Application

Our Ref: AW/32404

The Chief Planning Officer  
Royal Borough of Kensington and Chelsea  
Planning & Conservation  
The Town Hall  
Hornton Street  
London  
W8 7NX

20 February 2002

Dear Sirs

**Re: APPLICATION FOR PLANNING PERMISSION:- PROPOSED BT CELLNET BASE STATION AT 9 WILBRAHAM PLACE, BELGRAVIA, LONDON SW1X 9AE**

Please find enclosed an application for planning permission on behalf of BT Cellnet. The proposals are for the installation of 6 antennas mounted on two tripods, radio equipment housing consisting of 5 outdoor cabinets, feeders and development ancillary thereto located on 9 Wilbraham Place, SW1X 9AE.

The application comprises:

1. 4 copies of the completed planning application form.
2. 4 copies of the completed listed building application form.
3. Certificate B under Section 65 of the Town and Country Planning Act 1990.
4. 8 copies of drawing nos: 32404-001/002A/003A/004A/005A.
5. A cheque for £190 to cover the application fee.
6. Supporting information and technical justification
7. The relevant coverage plots.
8. A copy of the BT Cellnet health and safety brochure.
9. A background paper on the Benefits of Modern Communications and how the system works.
10. Photos

February 20, 2002

We trust that the information contained is sufficient for you to determine the application, however should you require any further information please don't hesitate to contact the undersigned.

Yours faithfully

ALASTAIR WATTS

Direct line: 01932 411013

Enc.

26 February 2002

Dear Sirs

Re: INSTALLATION OF SIX ANTENNAS, RADIO EQUIPMENT HOUSING AND DEVELOPMENT  
ANCILLARY THERETO AT 9 WILBRAHAM PLACE, BELGRAVIA, LONDON SW1X 9AE

## NEED FOR THE SITE

BT Cellnet is a Telecommunication Code System Operator licensed under the Telecommunications Act 1984 to provide a public cellular radio telecommunications network. The systems are demand-led and under the terms of its license BT Cellnet is under a legal obligation to expand and maintain its network to accommodate customer requirements of service and quality (see PPG8, paragraph 8(ii)) and to ensure that all reasonable demands for service are capable of being met (see Code of Best Practice, part 1.2 paragraph 3).

BT Cellnet currently have a base station located on the BT Telephone Exchange, Sloane Terrace. This base station will be de-commissioned in July 2002 due to the rooftop no longer being available to BT Cellnet. This will seriously disable the network in the Sloane Square area. This proposal is intended as a replacement to the BT Exchange site.

This site is also required to provide third generation services to the immediate area. The licences for 3G services were sold by the government to enable the five radio operators to offer to their customers internet, and other broadband, services. The UK has traditionally been at the forefront of mobile radio services; at an early stage, four operators were licensed to offer the new digital, second generation services and this led to a highly competitive market where over 60% of the population now own a mobile phone. In order to fully implement new third generation services, each mobile operator will have to increase its number of transmitter sites. The 3G licensed spectrum is at a higher frequency than the existing second generation transmitters which means that the transmitted signals do not travel as far and this means that transmitters generally have to be closer to each other to provide the same level of coverage. The increase in bandwidth, or amount of information that is transmitted, also means that operators have to build more sites.

The 3G technology used performs best when sites are of roughly equal height and equally spaced apart. In reality, these requirements are not always met but in order for the network to perform correctly, the search area for any site is relatively small and the difference in height between neighbouring sites cannot be too great. There also needs to be contiguous coverage within any network because any coverage "holes" will mean that customers moving from an adjoining area will not be able to maintain their transmissions and will suffer interruption to their service.

It can be clearly seen from the enclosed plots that a large hole in BT Cellnet's network will appear the moment the existing site is removed. In fact the situation is likely to be worse than indicated because these plots are computer generated estimates of coverage, which tend to exaggerate true levels of coverage on the ground because they only take into account general topography. They do not therefore properly reflect attenuation of radio signal that might occur because of manmade features such as buildings and cuttings. The blue infill shows the coverage that would be provided by this proposed replacement site.

## DESIGN

Due to the importance of this building, and as advised by the Borough's Conservation dept, the proposal uses a free standing/non-invasive design to retain the integrity of the building. The antennas will be mounted on only two low-slung tripods at the edge of the roof and will be hand-painted to match the existing brickwork/chimneys minimising the visual impact of the scheme. No part of the antennas will protrude above the tops of the chimneys and therefore we believe, due to the complicated and cluttered nature of the rooftop, that the installation will go largely unnoticed from ground level. Originally a scheme was suggested to us by The Council to place as much of the equipment in the centre of the roof as possible to maintain the clean view of the building roof edge from the street. However, due to the requirement for safety zones in front of the antennas, this would necessitate the antennas being mounted on much taller poles of some 5m in height therefore rendering an impact on the skyline and enabling the installation to be viewed from the street. The cabinets housing the radio equipment are located within a 3-sided alcove on the roof rendering them invisible to anyone unless they are on the roof and directly in front of the alcove. The various ancillary development, such as feeder cables, will be sensitively run along the rooftop and will have no impact either visually or in terms of the building's integrity. It is important to realise that this proposed installation uses the smallest possible equipment that will still provide the required coverage.

## CONSULTATION AND ALTERNATIVE SITES

In accordance with local and national policy Waldon Telecom surveyors have undertaken a sequential assessment of alternative sites. This starts with an assessment of existing telecommunications installations with a view to sharing and moves on to other existing tall buildings and structures.

I would like to refer you to our letters/emails/faxes dated 29/11/01, 03/01/02, 15/01/02, 24/01/02 and 11/02/02 to John Shearman and the conservation department whereby guidance was sort from the council and information given. Various telephone conversations were also had. In addition to this we also consulted English Heritage. Immediately prior to this application drawings of the proposal were faxed over to the planning dept for comment, which they declined to make.

In this case the following alternatives were considered: -

1. **BT Telephone Exchange:** The possibility of extending the life of this existing base station has been fully explored and is not possible due to the termination of the existing lease.
2. **Eaton Mansions:** Owned by Grosvenor Estates and requiring consent from the head lessee, which was not given.
3. **Holy Trinity Church:** This building is Grade I \* listed building and is therefore more sensitive than that which is proposed here.
4. **Sloane Terrace Mansions:** Whilst this building is available to BT Cellnet, the roof is not capable of accommodating the equipment required.
5. **Cadogan Estate:** The remainder of the suitable buildings in the search area belong to The Cadogan Estate. They are, at the present time, unwilling to allow telecommunications development on their properties.



## LISTED BUILDING

PPG15 sets out the principles underlying how to treat applications affecting Listed Buildings. Of particular importance is the requirement that such development must preserve or enhance such buildings. The precise interpretation of 'preserve' has been considered in numerous cases. The objective of preservation is achieved so long as the installation leaves the character and appearance of the building unharmed. In this case the Listed Building represents by far the most environmentally friendly option, but more importantly through the careful design of the installation, the character of the building can be fully preserved. It should be noted that the roof of this building is extremely "busy" and will dilute the impact of any visible equipment to the point where it does not interfere with the character of the building.

There will be activity during construction but this will be for a very limited period and will have no long-term effect on the receiving environment. Once commissioned the site will only need visiting four times a year for maintenance. The equipment is silent save for small fans, which will not be heard above background noise. Once built, we believe this installation will go largely unnoticed.

## CONSERVATION AREA

In this case it is technically impossible to avoid the need to erect the installation within the Conservation Area. BT Cellnet have continued to refine and simplify antenna design to ensure that all new base stations are located in such a way as to achieve a reasonable balance between public demand, technical need and the need to protect the environment. As previously mentioned, this proposal utilises the smallest possible equipment in order to minimise the impact to the Conservation Area.

The test applied to the proposal is that it must 'preserve or enhance the character of the conservation area'. The precise interpretation of 'preserve' has been considered in numerous cases. The objective of preservation is achieved so long as the installation leaves the character and appearance of the conservation area unharmed. Due to the impending removal of more prominent existing equipment within the conservation area, we consider that the proposal has no demonstrable effect on the character and appearance of the conservation area and therefore merits approval.

## PLANNING POLICY

Planning Policy Guidance 8 (PPG8 Revised) titled "Telecommunications" was issued by the Department of the Environment in December 1992. PPG8 (Revised) advises that modern telecommunications are an essential and beneficial element in the life of the local community and in the national economy.

The aim of telecommunications policy is to ensure that, in the future, people will have more choice as to who provides their telecommunications services and a wider range of services from which to choose. Such a policy is founded on the Department of Trade and Industry White Paper titled Competition and Choice: Telecommunications Policy for the 1990's, issued in March 1991 and is fully supportive of the Government's general policy on telecommunications which is to facilitate the growth of new and existing systems.

Such a policy however, can only realistically be implemented in a manner, which ensures a balance between physical development and the protection of our urban and rural environment. Such important considerations are therefore controlled through Code System Operators licence conditions, which instruct operators to seek to minimise the impact of any development on its surroundings. On this basis authorities are therefore encouraged to respond positively to telecommunications development proposals especially where the proposed location is constrained by technical considerations.

We submit that this proposal is supported by the presumption in favour of telecommunications development for the following reasons: -

- 1) There is an established need for the installation in this location, which stems directly from a technical requirement to replace an existing macrocell in order to maintain coverage and capacity in accordance with the legal requirement to do so contained in BT Cellnet's licence. In addition the site is required to enable 3rd generation services to be provided.

- 2) There are no other technically satisfactory alternative sites available for sharing.
- 3) The requirement to minimise visual impact, protect visual quality and protect amenity (subject to operational and technical requirements) is fulfilled by the use of the colour-coded antennas mounted on the roof of the building and by locating the radio equipment within an alcove hidden from view.
- 5) All BT Cellnet equipment is tested, licensed and regulated by the National Radiological Protection Board and Health and Safety Executive. All new BT Cellnet equipment complies with these national standards. Consequently no electrical interference or health risks will result from the development.
- 6) The recent report by the Independent Expert Group on Mobile Phone Technology chaired by Sir William Stewart recommended, as a precautionary approach, that the ICNIRP guidelines for public exposure be adopted in the UK. In response to the report, the Government has stated that emissions from base stations should meet the ICNIRP guidelines and that if they do then local authorities need take no further action. We can confirm that the installation will fully comply with the ICNIRP guidelines. This proposal has had an independent risk assessment for radio emissions in order to demonstrate that the equipment proposed will fall well within the more stringent requirements of the European Guidelines (ICNIRP).

## CONCLUSIONS

National policy as set out in PPG8 is to facilitate the growth and maintenance of new and existing telecommunications systems and there is a legal obligation to respond to customer requirements of service and quality. There is a demonstrable technical need for the installation, in the public interest, to fill the gap in coverage that will be created by the removal of the existing macrocell located on the BT Exchange. There are no other available/suitable masts or buildings in the vicinity reasonably capable of accommodating the equipment.

The design of the installation has been treated with considerable care and has the benefits set out above. The proposal provides the required coverage whilst minimising any effect on the Listed Building and with the least effect on public amenity.

PPG8 tells us at paragraph 8. (ii) that the greatest need for base stations will be within built-up areas and adjoining main roads. The proposal will fully comply with the requirements of ICNIRP. For these reasons the local authority is respectfully requested to grant permission accordingly. If you have any queries or require further information please do not hesitate to call.

Yours sincerely

ALASTAIR WATTS

Direct line: 01932 411013

Enc.

# TOWN & COUNTRY PLANNING ACT 1990

FORM TP 1

APPLICATION FOR PERMISSION TO DEVELOP LAND AND / OR BUILDINGS IN GREATER LONDON

FOR OFFICE USE ONLY

Fee £ .....

Cheque / Postal Order / Cash

Receipt No. Issued .....

Borough Ref: .....

Registered No. ....

Date Received .....

PLEASE READ CAREFULLY THE GENERAL NOTES BEFORE FILLING IN THE FORM

PART ONE	To be completed by or on behalf of all applicants as far as applicable	
	FEE (where applicable)	£

## 1. APPLICANT (in block capitals)

Name BT Cellnet  
 Address 260 Bath Road  
Slough  
Berks SL1 4DX  
 Tel. No. 01753 565000

## AGENT (if any) to whom correspondence should be sent

Name Waldon Telecom  
 Address Centennium House  
Pyrford Road  
West Byfleet KT14 6LD  
 Tel. No. 01932 411011 Ref. AW/32404

## 2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application applies 9 Wilbraham Place  
Belgravia  
London SW1X 9AE

(b) Site area .....

(c) Give details of proposal indicating the purpose for which the land/buildings are to be used and including any change(s) of use Telecommunication Base Station Consisting of:  
6 nos tripod mounted antennas, 2 tripods, 3  
Nokia Ultrasite outdoor cabinets, 2  
Nortel BTs outdoor cabinets and one external  
Diplexer cabinet, along with associated feeders  
and ancillary development.

(d) State whether applicant owns or controls any adjoining land and if so, give it's location. Not Applicable

## (e) State whether the proposal involves:-

State Yes or No

(i) New buildings(s) or extension(s) to existing building(s)

☐ NO

▶ If "Yes" state gross floor area of proposed building(s). ▼

N/A  m<sup>2</sup>

If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.

N/A

(ii) Alterations..... } Internal  
 External

☐ NO  
☐ NO

(iii) Change of use.....

☐ NO

(iv) Construction of new access to a highway } vehicular  
 pedestrian

☐ NO  
☐ NO

(v) Alteration of an existing access to a highway } vehicular  
 pedestrian

☐ NO  
☐ NO

▶ If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).

N/A

Hectares/m<sup>2</sup>

Strike out whichever is inapplicable

### 3. PARTICULARS OF APPLICATION

State whether this application is for:

State Yes or No

(i) Outline planning permission

☐ NO ☒

(ii) Full planning permission

☐ YES ☒

(iii) Renewal of temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted.

☐ NO ☒

If "Yes" strike out any of the following which are not to be determined at this stage

- |                |                        |
|----------------|------------------------|
| 1. Siting      | 4. External appearance |
| 2. Design      | 5. Means of access     |
| 3. Landscaping |                        |

If "Yes" state the date and number of previous permission and identify the previous condition.

Date.....Number.....

The Condition.....

### 4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State :-

(i) Present use of buildings/land

Residential Flats

(ii) If vacant the last previous use and period of use with relevant dates.

Not Applicable

### 5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS, ETC; forming part of this application

32404-001/002A/003A/004A/005A.....

### 6. ADDITIONAL INFORMATION

State Yes or No

(a) Is the application for non-residential development

☐ Yes ☒

If "Yes" complete PART THREE of this form (See PART THREE for exemptions)

(b) Does the application include the winning and working of minerals

☐ No ☒

If "Yes" complete PART FOUR of this form

(c) Does the proposed development involve the felling of any trees

☐ No ☒

If "Yes" state numbers and indicate precise position on plan

(d) (i) How will surface water be disposed of ? ~~Not~~ Applicable.....

(ii) How will foul sewage be dealt with ? ~~Not~~ Applicable.....

(e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:  
~~Not~~ Applicable

(i) Walls.....

(ii) Roof..... ~~Not~~ Applicable

(iii) Means of enclosure..... ~~Not~~ Applicable

We hereby apply for (strike out whichever is inapplicable)

(a) Planning permission to carry out the development described in this application and the accompanying plans in accordance therewith

(b) ~~Planning~~ permission to retain the building(s) or work(s) already constructed or carried out, or a use of the land already instituted as described in this application and accompanying plans.

Signed..... on behalf of..... Date.....

**AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See Notes For Applicants)**

Certificate A: Where all the land/building is owned\* by the applicant

Certificate B: Where some or all of the land/building is not owned\* by the applicant but the name and address of the owner(s) is known.

Certificate C: Where some or all of the land is not owned\* by the applicant and where the ownership of only part of the remainder is known.

Certificate D: Where some or all of the land/building is not owned\* by the applicant and the applicant has not been able to find out who owns it.

\* Freeholder or leaseholder with more than 7 years to run.

# THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

## TOWN AND COUNTRY PLANNING ACT 1990

PART THREE:	ADDITIONAL INFORMATION FOR NON RESIDENTIAL DEVELOPMENT TO BE COMPLETED FOR ALL NON-RESIDENTIAL DEVELOPMENT
----------------	--

1. For industrial development, describe the process to be carried on and of the end products, and the type of plant/machinery to be installed:	Not Applicable		
2. If the proposal forms part of a larger scheme for which permission is not at present sought, briefly describe the ultimate development:	Not Applicable		
3. If the proposal is related to an existing use on or near the site, please explain the relationship:	Not Applicable		
4.	Existing floor space to be lost (through demolition or change of use)	Existing floorspace to be retained (if any)	Proposed additional floorspace
(a) What is the total floor space of all the buildings to which the application relates?	N / A      m2	N / A      m2	N / A      m2
(b) What is the amount of industrial floor space included in the above figure?	N / A      m2	N / A      m2	N / A      m2
(c) What is the amount of office floor space?	N / A      m2	N / A      m2	N / A      m2
(d) What is the amount of floor space for retail trading?	N / A      m2	N / A      m2	N / A      m2
(e) What is the amount of floor space for storage?	N / A      m2	N / A      m2	N / A      m2
(f) What is the amount of floor space for warehousing?	N / A      m2	N / A      m2	N / A      m2
(g) Please specify the amount of floor space of any other uses.	N / A      m2	N / A      m2	N / A      m2

(Part Three continues overleaf)

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA  
TOWN AND COUNTRY PLANNING ACT 1990

PART THREE: SIDE TWO

<p>5. How many staff will be employed on the site as a result of the proposed development?</p> <p>(a) full-time</p> <p>(b) part-time</p>	<p>This site will be approximately one week to build. A number of different trades are involved who maybe full or part time staff.</p>
<p>6. State estimated vehicular traffic flow to the site during a normal working day:</p> <p>(a) Heavy Goods Vehicles</p> <p>(b) Other vehicles</p>	<p>A crane will be used for up to two days to deliver the radio equipment to the roof. General trade vehicles will be visiting the site during the course of the week.</p>
<p>7. Describe parking / loading / unloading provision (also show location on plan unless you are reserving design for further approval).</p>	<p>The relevant road closures notices will be served for the crane etc. Normal vehicular traffic will be expected to use existing parking provisions. A method statement can be provided if required.</p>
<p>8. State nature, volume and proposed means of disposal of any trade effluents or trade refuse:</p>	<p>Not Applicable</p>
<p>9. Please state here if hazardous substances in the quantities listed in Schedule 1 to the Planning (Hazardous Substances) Regulations (1992) will be kept on the land * :</p>	<p>Not Applicable</p>

(\* For further information on Schedule 1 of the Planning (Hazardous Substances) Regulations please consult with the Planning Information Office, 0171 361 2079 / 2977).

<p>Signed:</p>	<p>On behalf of:</p>	<p>Date:</p>
----------------	----------------------	--------------

## THE ROYAL BOROUGH OF KENSINGTON &amp; CHELSEA

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT  
PROCEDURE) ORDER 1995  
CERTIFICATE UNDER ARTICLE 7**

Complete only one certificate, either A, B, C or D to accompany your application  
(see notes for applicants)

**CERTIFICATE A**

I certify that:

- No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period 21 days before the date of this application.
- None of the land to which this application relates constitutes or forms part of an agricultural holding.

Signed:

On behalf of:

Date:

**CERTIFICATE B**

I certify that:

- I have/The applicant has given requisite notice to the persons specified below, being persons who on the day 21 days before the date of the application were owners (a) of any part of the land to which the application relates.
- None of the land to which the application relates constitutes or forms part of an agricultural holding.

Owner's name	Address at which notice was served	Date on which notice was served
BOREAS INVESTMENTS LIMITED c/o MARLER AND MARLER	6 SLOANE STREET LONDON SW1X 9LF	20 Feb 2002

Signed:

Dadon Telecall

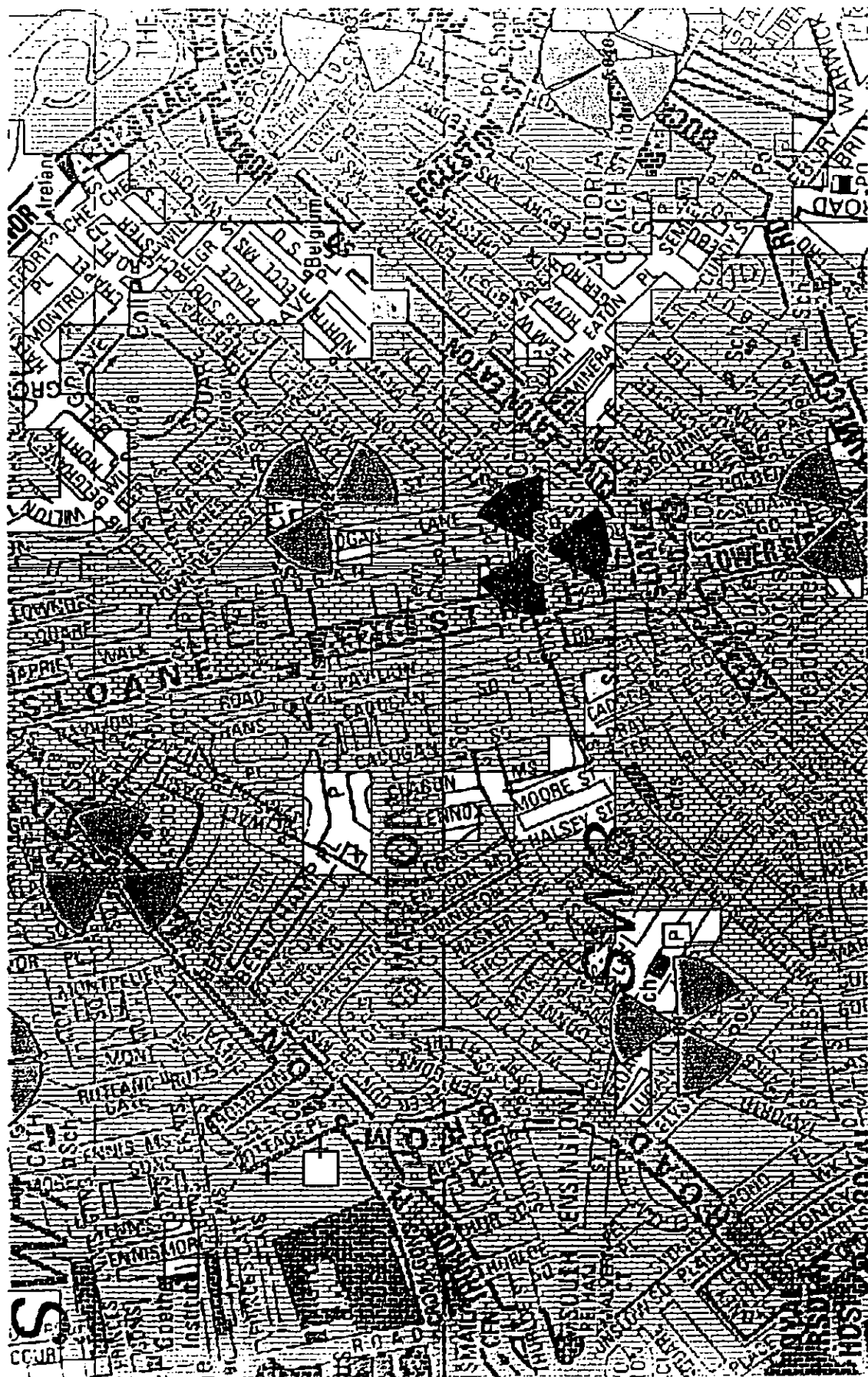
On behalf of: BT CELLNET

Date: 20 Feb 2002

O<sub>2</sub>

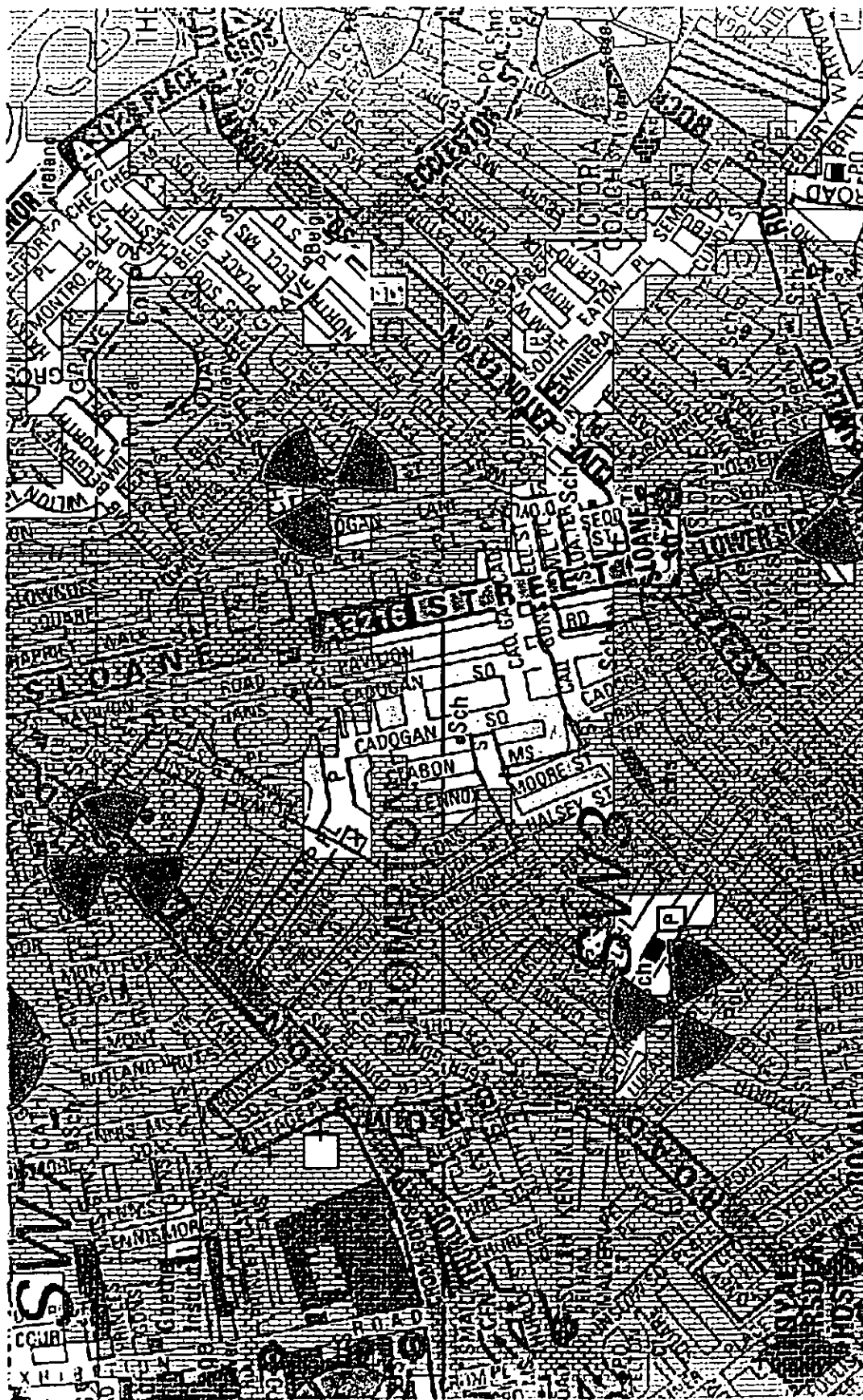
COVERAGE AROUND SLOANE SQUARE AREA WITH PROPOSED SITE AT 9 WILBRAHAM PLACE (CSR 32404).

(GSM COVERAGE AT -60 dBm)





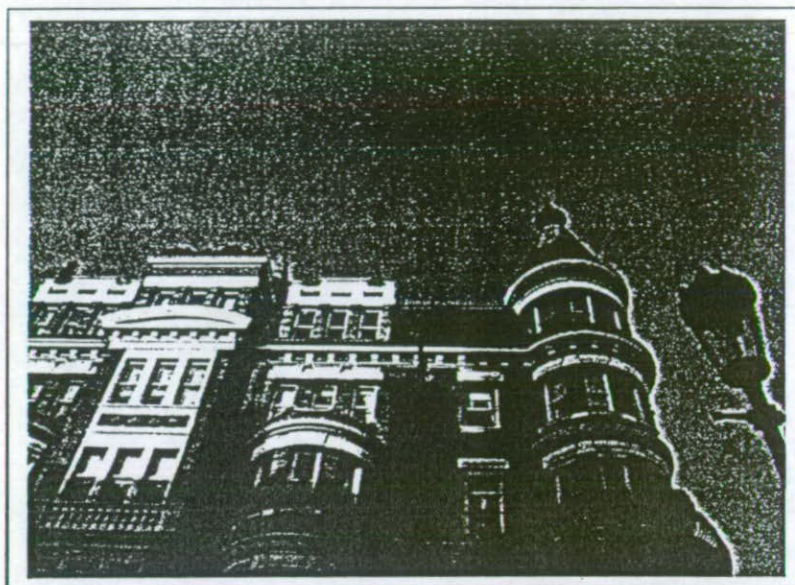
**COVERAGE AROUND SLOANE SQUARE AREA WITHOUT EXISTING SITE AT THE SLOANE SQUARE TELEPHONE EXCHANGE (CSR 1505).**  
**(GSM COVERAGE AT -60 dBm)**



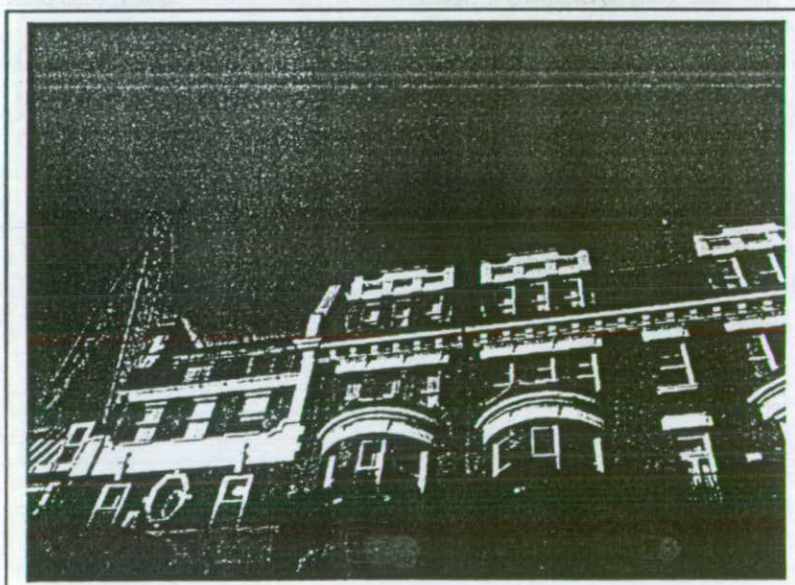
**CONFIDENTIAL**

CELL REF	32404	BUILDING	9 Wilbraham Place
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South Elevation - ONE SECTOR



South Elevation TWO SECTORS





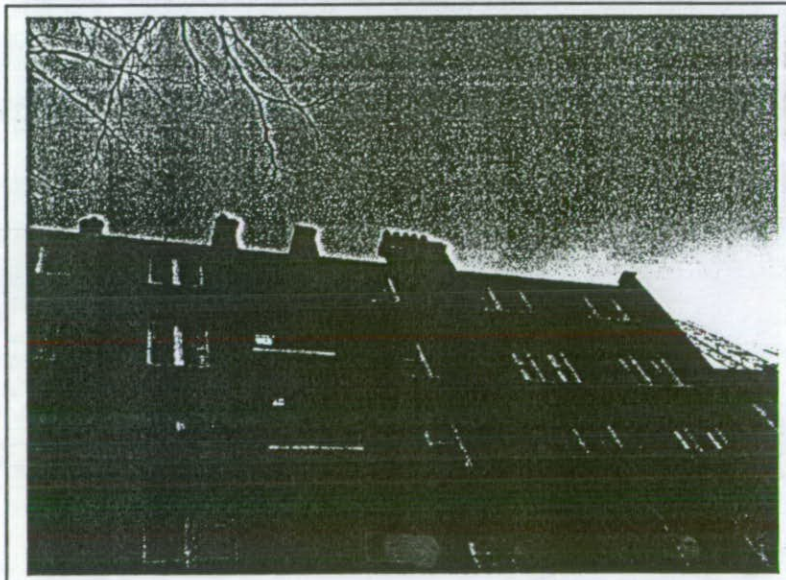
CELL REF

CELL NAME

North Elevation



North Elevation

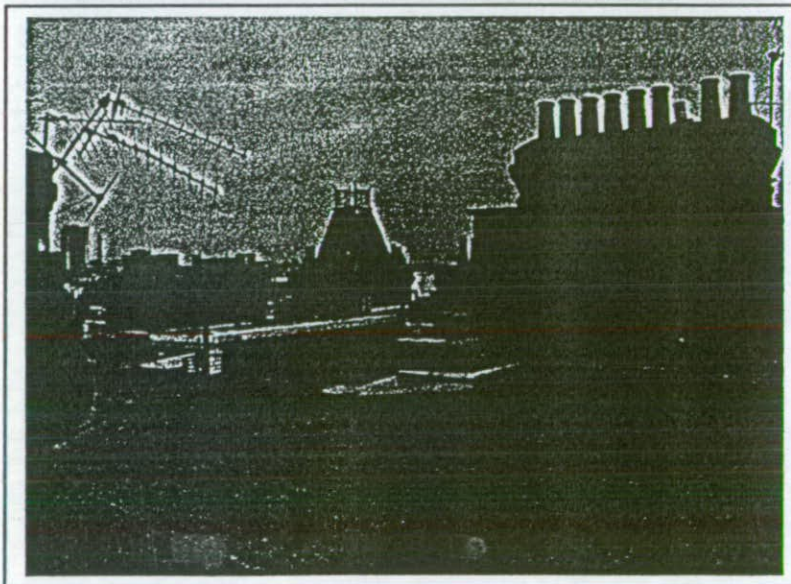


CELL REF	CELL NAME
----------	-----------

- General View of Rooftop, showing existing aerals and satellite dish.



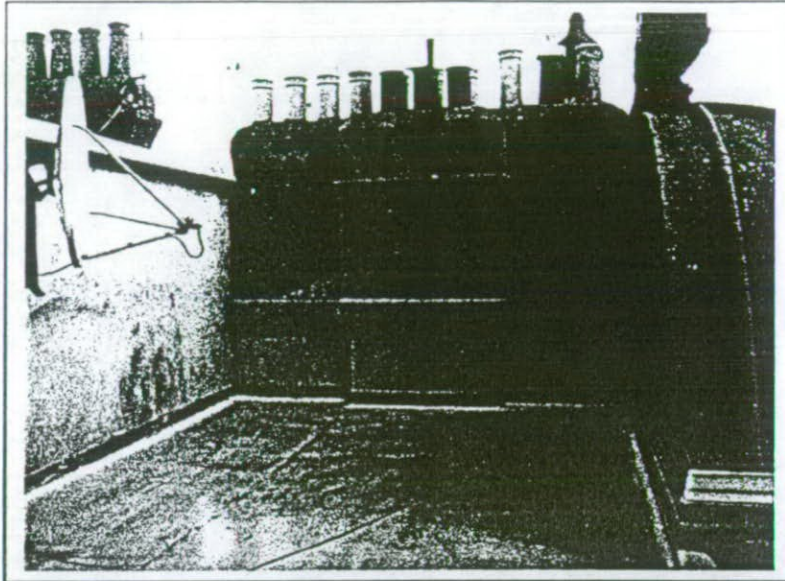
Alternative view of rooftop, showing lightwell.



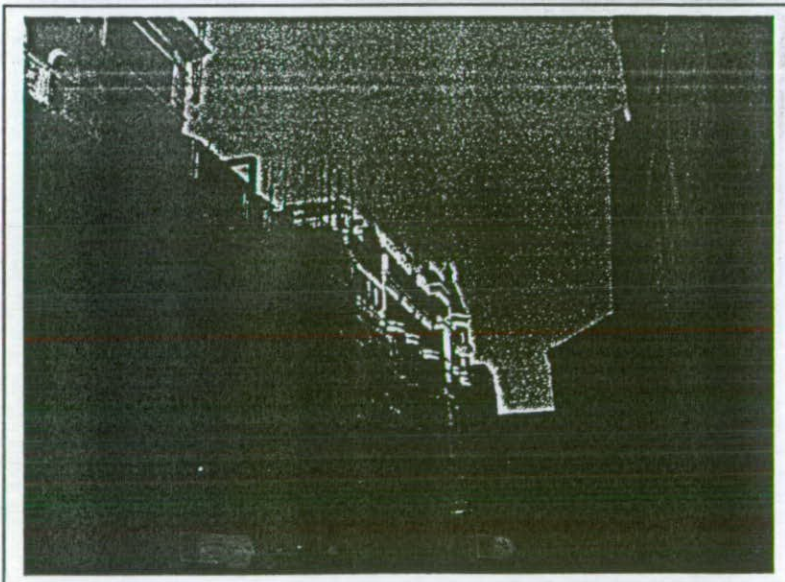


CELL REF		CELL NAME	
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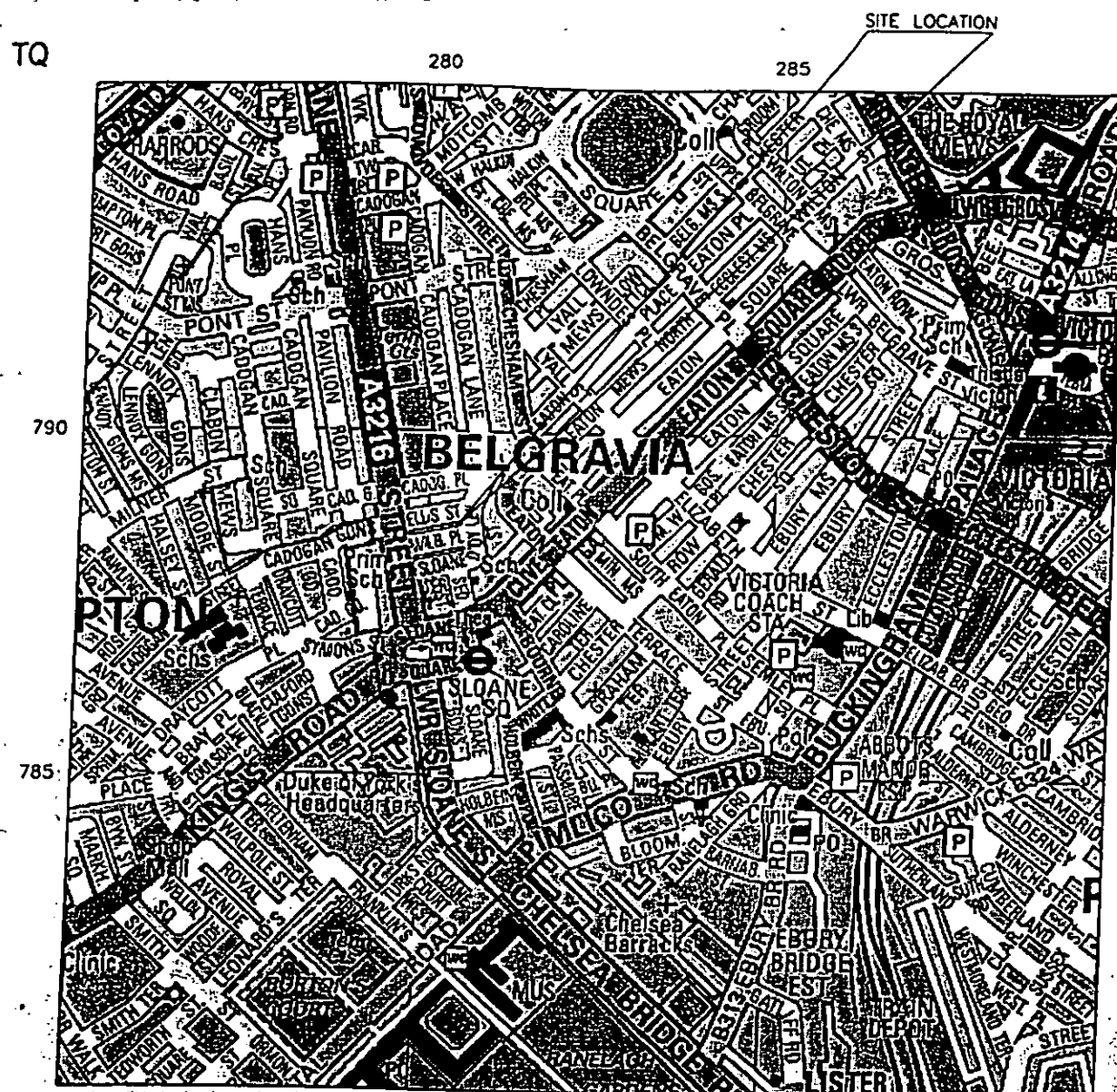
Rooftop alcove providing proposed location for equipment cabinets.



View from Sloane Street



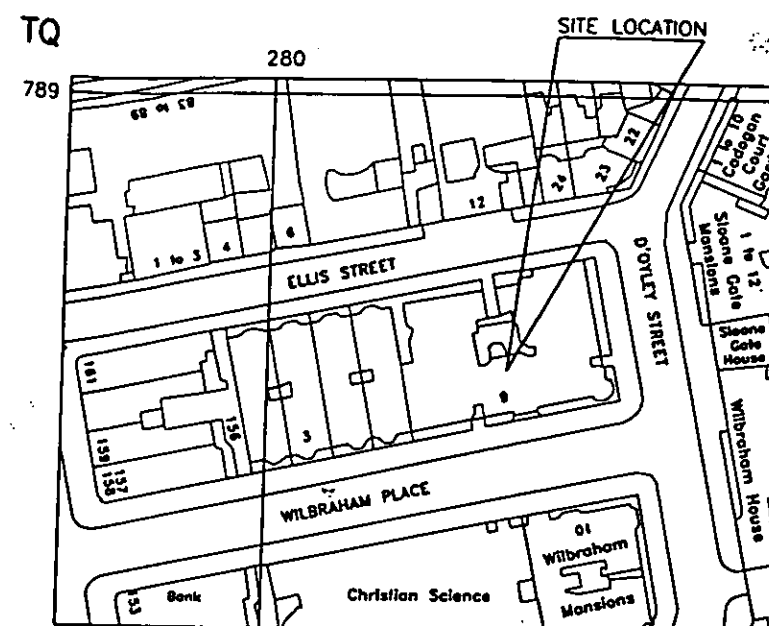
TQ



**LOCATION PLAN**  
SCALE 1:10000  
OS MAP REF TO 2804 7885

## SITE ACCESS

FROM SLOANE SQUARE UNDERGROUND STATION  
HEAD NORTH ALONG SLOANE STREET. TAKE THE  
SECOND TURNING ON THE RIGHT INTO WILBRAHAM  
PLACE. THE SITE IS LOCATED AT THE END OF  
WILBRAHAM PLACE ON THE LEFT HAND SIDE.



**SITE PLAN**  
**SCALE 1:1250**

## NOTES


- 1 DO NOT SCALE  
2 ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE NOTED.  
3 THIS DRAWINGS IS TO BE READ IN CONJUNCTION WITH MEDLOCK  
DRAWING 32404/001 - 005 AND ALL RELEVANT BT CELLNET  
STANDARD DETAIL DRAWINGS.

CROWN COPYRIGHT RESERVED.  
MAPS REPRODUCED WITH THE PERMISSION OF  
THE CONTROLLER OF HM'S STATIONERY OFFICE.  
ORDNANCE REFERENCE AL 52252A0001

[illegible]

**Medlock**  
Communications

London Office: Henson House, Henson Road, Three Bridges Crawley, RH10 1EP  
Tel: 01293 646800 Fax: 01293 646801 email: Design-London@MedlockComms.co.uk  
www.MedlockComms.co.uk  
Scottish Office: Tel: 01324 617617 Fax: 01324 636259  
Manchester Office: Tel: 0161 745 3000 Fax: 0161 745 3001

Status	PLANNING	
Site Ref	Cell Name	O/S Grid Reference
32404	SLOANE STREET	TQ 2804 7885
Designed GG	Site Address	
Drawn TF	9 WILBRAHAM PLACE BELGRAVIA LONDON SW1X 9AE	
Date 02/01/02		
Scale AS SHOWN	Drawing Title	LOCATION PLANS
Checked 	Drawing No	U/S Job Ref
	32404-001	051CD





24.50m AGL TOP OF ANTENNA  
▽

23.30m AGL ROOF LEVEL  
▽

GROUND LEVEL  
▽



PROPOSED SOUTH ELEVATION

# NOTES

- 1 DO NOT SCALE
- 2 ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE NOTED.
- 3 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH MEDLOCK DRAWING 32404/001 - 005 AND ALL RELEVANT BT CELLNET STANDARD DETAIL DRAWINGS.

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ORDNANCE REFERENCE AL 52252A0001

REV	MODIFICATION	BY	DATE
A	GRP HOUSING REMOVED	SAM	07/02/02

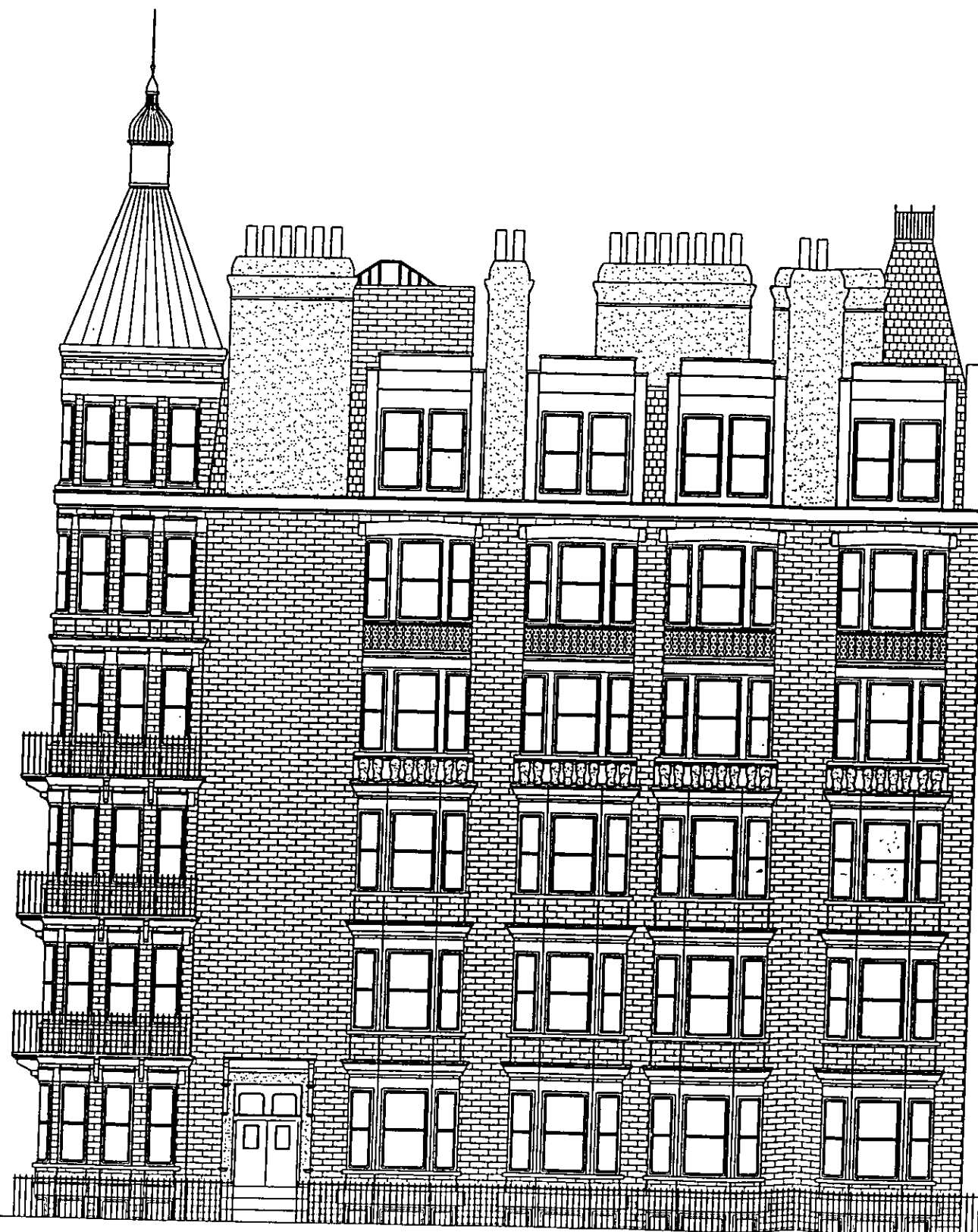
**BTcellnet**

**Medlock**  
Communications

London Office: Henson House, Henson Road, Three Bridges Crawley, RH10 1EP  
Tel: 01293 646800 Fax: 01293 646801 email: Design-London@MedlockComms.co.uk  
www.MedlockComms.co.uk  
Scottish Office: Tel: 01324 617617 Fax: 01324 636259  
Manchester Office: Tel: 0161 745 3000 Fax: 0161 745 3001

Status	PLANNING	
Site Ref	Cell Name	O/S Grid Reference
32404	SLOANE STREET	TQ 2804 7885
Designed GG	Site Address 9 WILBRAHAM PLACE BELGRAVIA LONDON SW1X 9AE	
Drawn SAM		
Date 02/01/02		
Scale 1:150	Drawing Title PROPOSED SOUTH ELEVATION	
Checked [Signature]	Drawing No 32404-003A	WC Job Ref 051CD





24.50m AGL TOP OF ANTENNA

23.30m AGL ROOF LEVEL

GROUND LEVEL

PROPOSED EAST ELEVATION

#### NOTES

- 1 DO NOT SCALE
- 2 ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE NOTED.
- 3 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH MEDLOCK DRAWING 32404/001 - 005 AND ALL RELEVANT BT CELLNET STANDARD DETAIL DRAWINGS.

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ORDNANCE REFERENCE AL 52252A0001

A	GRP HOUSING REMOVED	SAM	07/02/02
REV	MODIFICATION	BY	DATE

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Tel: 01293 646800 Fax: 01293 646801 email: Design-London@MedlockComms.co.uk  
www.MedlockComms.co.uk  
Scottish Office: Tel: 01324 617617 Fax: 01324 636259  
Manchester Office: Tel: 0161 745 3000 Fax: 0161 745 3001

Status	PLANNING	
Site Ref	Cell Name	O/S Grid Reference
32404	SLOANE STREET	TQ 2804 7885
Designed GG	Site Address 9 WILBRAHAM PLACE BELGRAVIA LONDON SW1X 9AE	
Drawn SAM		
Date 02/01/02		
Scale 1:150	Drawing Title	PROPOSED EAST ELEVATION
Checked	Drawing No	Job Ref
	32404-004A	051CD



## APPENDIX 3

### Local Planning Authority Decision Notice

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

Waldon Telecom,  
Centennium House,  
Pyrford Road,  
West Byfleet  
KT14 6LD

Switchboard: 020-7937-5464

Direct Line: 020-7361-2085

Extension: 2085

Facsimile: 020-7361-3463

19 APR 2002

My Ref: PP/02/00439/MNW  
Your Ref: AW/32404

Please ask for: South East Area Team

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT, 1990**

**TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1988**

**REFUSAL OF PERMISSION TO DEVELOP (DP2)**

The Borough Council in pursuance of its powers under the above-mentioned Act and Order, hereby REFUSE to permit the development referred to in the under-mentioned Schedule as shown in the plans submitted. Your attention is drawn to the enclosed Information Sheet.

**SCHEDULE**

**DEVELOPMENT:**

Erection of a telecommunication base station consisting of 6 no. tripod-mounted antennae, 2 tripods, 3 Nokia Ultrasite outdoor cabinets, 2 Nortel BTs outdoor cabinets and one external Diplexer cabinet, along with associated feeders and ancillary development.

**SITE ADDRESS:**

9 Wilbraham Place, Chelsea, SW1X9AE

**RBK&C Drawing Nos:**

PP/02/00439

**Applicant's Drawing Nos:**

32404-001, 32404-002A, 32404-003A, 32404-004A and 32404-005A

**Application Dated:**

21/02/2002

**Application Completed:**

01/03/2002

**REASON(S) FOR REFUSAL OF PERMISSION ATTACHED OVERLEAF**

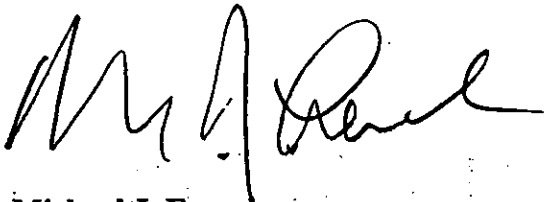
REASON(S) FOR REFUSAL:

1. The proposed telecommunications equipment, by virtue of its bulk and height and prominent position on a highly visible roof would result in significant harm to the special architectural character of the listed building and to the character and appearance of the conservation area contrary to the Council's policies as set out in the Conservation and Development chapter of the Unitary Development Plan, in particular policies CD25, CD44, CD52, CD53 and CD58.

INFORMATIVE(S)

1. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD25, CD44, CD52, CD53 and CD58. (I51)
2. You are advised that insufficient information was submitted to enable an assessment of the health risk of the proposed equipment.

Yours faithfully,



**Michael J. French**  
Executive Director, Planning and Conservation

## **APPENDIX 4**

### **Appeal Site Photographs**

## APPEAL SITE PHOTOGRAPHS

### 1. South Elevation of the Appeal Site from Wilbraham Place



### 2. North Elevation of the Appeal Site from Ellis Street





### 3. General View of the Roof Top of the Appeal Site Showing Existing Aerials



### 4. Roof Top Alcove – Proposed Location for the Equipment Cabinets





5. View of the Existing Installation on BT Exchange from the North East (Sloane Terrace)

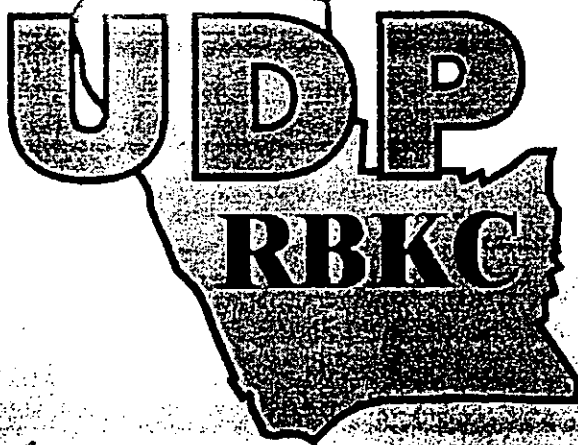


6. View of the Existing Installation on BT Exchange from the North West (Sloane Street)



## **APPENDIX 5**

### **Royal Borough of Kensington and Chelsea Unitary Development Plan Policies**



## Proposed Modifications

**The Royal Borough of Kensington and Chelsea  
Unitary Development Plan**

**Proposed Modifications to the Alterations**

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

Deposit Stage  
February 2002

### 4.3 CONTROL OF DEVELOPMENT

4.3.1 The policies below apply in all parts of the Borough.

#### Standards of Design

4.3.2 The Council is concerned that the quality of architectural design of development in all areas of the Borough should be of a high standard. Development may also provide opportunities for environmental benefits such as sitting-out, sports or landscaped areas.

**CD25 TO SEEK ENSURE THAT ALL DEVELOPMENT IN ANY PART OF THE BOROUGH IS TO A HIGH STANDARD OF DESIGN AND IS SENSITIVE TO AND COMPATIBLE WITH THE SCALE, HEIGHT, BULK, MATERIALS AND CHARACTER OF THE SURROUNDINGS.**

#### Urban Design

4.3.2a Quality in urban design is an essential component in the control of development. It includes the relationship between different buildings; the relationship between buildings and the streets, squares, parks, trees and other vegetation, waterways and other spaces which make up the public domain; the nature and quality of the public domain itself; the relationship of one part of a city with other parts; and the patterns of movement and activity which are thereby established.

4.3.2b The policy below is intended to reinforce and enhance the traditional urban pattern of the Royal Borough in a number of ways: **First,**

- By maintaining free movement, particularly of pedestrians, through the streets of the Borough (permeability); **Second,**

- By preserving and creating features which contribute in a positive way to the legibility of the built environment (that is, the way the urban environment is recognised and understood) including landmarks, building lines, open spaces, views, vistas and key locations such as important cross roads, shopping centres or public gathering places; **Third,**

- By ensuring visually interesting and secure streets by the provision of active frontages in appropriate locations, the maintenance of defensible space, and the provision of appropriate uses and design of upper floors to ensure informal surveillance of the public realm; **Fourth,**

- By preserving and creating those features which contribute to the special character of the Royal Borough.

**CD25a TO REQUIRE DEVELOPMENT TO BE PHYSICALLY AND VISUALLY INTEGRATED INTO ITS SURROUNDINGS BY:**

**a) PRESERVING EXISTING PUBLIC ROUTES, CREATING NEW ROUTES WHERE APPROPRIATE, AND EXTENDING LINKS TO MAINTAIN A HIGH LEVEL OF ACCESSIBILITY, (See Transportation Chapter)**

- b) ENSURING THAT THE APPEARANCE OF BUILDINGS FORM A PATTERN WHICH REFLECTS THE TRADITIONAL URBAN FORM OF THE BOROUGH, BY MAINTAINING AND CREATING NEW BUILDING LINES AND GIVING A COHERENT FORM TO THE SPACES ENCLOSED BY NEW BUILDINGS. BUILDINGS AND FEATURES SHOULD ALSO BE DESIGNED TO EMPHASISE THE RELATIVE IMPORTANCE OF MAIN ROUTES, AND OF KEY LOCATIONS SUCH AS IMPORTANT CROSS-ROADS, SHOPPING CENTRES, OR OTHER PUBLIC GATHERING PLACES;
- c) MAINTAINING A CLEAR DISTINCTION BETWEEN PRIVATE AND PUBLIC SPACE, AND ENSURING THE PROVISION OF ACTIVE BUILDING FRONTAGES, PARTICULARLY AT GROUND FLOOR LEVEL IN APPROPRIATE LOCATIONS, AND THE INCORPORATION OF DOORS AND WINDOWS TO PROVIDE PHYSICAL AND VISUAL LINKS BETWEEN BUILDINGS AND THE PUBLIC DOMAIN;
- d) PRESERVING AND CREATING THOSE ASPECTS OF ARCHITECTURE AND URBAN FORM WHICH CONTRIBUTE TO LOCAL DISTINCTIVENESS AND CHARACTER SUCH AS PLOT WIDTHS, BUILDING LINES, ROOFSCAPE AND OPEN SPACE.

#### **Energy Efficient Design**

4.3.2c

One of the objectives of sustainable development in the Borough is to promote energy conservation through building design where appropriate. Technology is rapidly changing in this area of building construction, and includes improvements in insulation and the use of devices such as solar panels. However, energy efficient buildings are more difficult to design in a densely built-up area such as the Royal Borough, because there is more overshadowing and orientation is less flexible. Conservation area and listed building policies may also restrict the use of some energy saving proposals. The re-use and up-grading of existing buildings rather than redevelopment should always be considered as an option where appropriate. (See paragraph 2.5.12 of the Context Chapter 'Sustainable Development Objectives', Policy PU8 of the Environment Chapter and Advice Note Supplementary Guidance 'Conserving Energy by Design')

#### **CD25b TO ENCOURAGE ENERGY EFFICIENCY THROUGH THE SITING, LANDSCAPING, DESIGN, USE AND RE-USE OF MATERIALS, ORIENTATION AND LIGHTING OF BUILDINGS.**

#### **Infill Development**

- 4.3.3 Infill development is more common than large-scale redevelopment in the Borough. If sensitively handled it may reinforce local character. Its form should therefore largely be determined by its townscape context. Local height, bulk, scale, building lines and materials should be carefully considered in developing appropriate designs.

- 4.4.11 Single storey side extensions at garden level may be permitted where they would not conflict with the above policy, are in a style sympathetic to the original building, and are set back from the original front and rear building lines.

#### Other Alterations

- 4.4.12 Alterations and extensions are often necessary to modernise, adapt or extend the life of a building. If unsympathetically carried out they may individually spoil the appearance of buildings or collectively be detrimental to the townscape.

#### **CD44 TO PERMIT ALTERATIONS ONLY WHERE THE EXTERNAL APPEARANCE OF BUILDINGS OR THE SURROUNDING AREA WOULD NOT BE HARMED.**

- 4.4.13 Such alterations may include the following: the replacement of windows or glazing patterns; the replacement of panelled front entrance doors; the repair or replacement of stucco other than to the original design; the permanent removal of projecting mouldings; balustrades, chimneys or other architectural details; the permanent fixing of any form of equipment or structure to the facade; the rendering or painting of a brick-faced building; security works including alarms and cameras; shutters or grilles; ventilation/extract ducts and plant; front walls and railings; and signs which are not advertisements.

- 4.4.13a The Council will pay particular regard to those unsympathetic small-scale developments and extensions which may cause harm to the street scene, and the residential character or amenity, and The whose significance of these lies in the incremental and cumulative effects which can so easily be detrimental to the local environment.

#### **CD44a NORMALLY TO RESIST UNSYMPATHETIC SMALL-SCALE DEVELOPMENTS WHICH IN THEMSELVES CAUSE HARM AND WHERE THE CUMULATIVE EFFECT OF A NUMBER OF SIMILAR PROPOSALS WOULD BE DETRIMENTAL TO THE CHARACTER OF THE AREA.**

#### Plant and Equipment

- 4.4.13b Increasingly buildings are incorporating air conditioning, and ventilation equipment, both on new buildings and as alterations to existing buildings. Not only can this equipment be unsightly, but it can cause harm to nearby residents by reason of noise and odours. It is important that all new plant and equipment is incorporated in a sympathetic manner. Ideally they should be incorporated inside the building, and any vents should be located so that they do not cause problems to residents or other occupiers of nearby buildings. Where plant and equipment is to be added to existing buildings, they should be sympathetically located so that they do not cause material harm to the building, or to the amenity of nearby residents. Where appropriate, the use of planning conditions/obligations will normally be used to control the noise levels of new plant and equipment. (See also paragraph 4.3.33 of this chapter).



**CD44b NORMALLY TO RESIST THE INSTALLATION OF PLANT AND EQUIPMENT WHERE:-**

- a) THEY WOULD CAUSE MATERIAL HARM TO THE APPEARANCE OF THE BUILDING OR THE CHARACTER OF THE AREA, OR**
- b) NOISE OR VIBRATION GENERATED WOULD CAUSE MATERIAL DISTURBANCE OR NUISANCE TO OCCUPIERS OF SURROUNDING PROPERTIES, OR**
- c) ODOURS WOULD CAUSE MATERIAL DISTURBANCE OR NUISANCE TO OCCUPIERS OF SURROUNDING PROPERTIES.**

#### **Telecommunications Apparatus**

- 4.4.14** Developments in telecommunications have led to changes in the way telephone and television systems operate. Both broadcasting and reception create demands for various forms of antenna (including satellite dishes). The General Permitted Development Order and Telecommunications Code Systems Operators' Licences allow certain telecommunications developments to take place without the need for planning permission, but in some cases allow the planning authority to require changes to siting and appearance with the aim of protecting amenity. The Council will use these powers to minimise the impact of telecommunications development and follow the advice contained in Planning Policy Guidance Note 8. The Council will encourage the use of communal satellite dishes on blocks of flats. Some domestic satellite dishes may be installed as permitted development under the General Permitted Development Order. Where permission is required, the following policy will apply.

**CD45 TO PERMIT SATELLITE DISHES AND ANTENNAS EXCEPT:**

- a) ON LISTED BUILDINGS WHERE THEIR SPECIAL CHARACTER WOULD BE HARMED; OR**
- b) ON THE FRONT, SIDE AND ABOVE ROOFLINES OF BUILDINGS WHERE HARM TO THE CHARACTER OR APPEARANCE OF THE AREA WOULD BE CAUSED; OR**
- c) IN OTHER PARTS OF THE BOROUGH WHERE THEY WOULD CAUSE MATERIAL HARM TO THE APPEARANCE OF THE SURROUNDING AREA.**

- 4.4.15** Where complying with the above policy, new satellite dishes will only be permitted if:

- (a) they are no more than 0.9m in diameter (exceptions may be made in the case of Telecommunications Code Operators);**
- (b) they are located as discreetly as possible on the building concerned, and coloured to blend in with their surroundings;**

## Development in Conservation Areas

- 4.5.9 The Borough contains some of the best examples of Victorian and Edwardian townscape in London. Overall, the residential environment is of the highest quality. This environmental quality is evident not only in the public realm, but also at the rear and sides of properties, particularly, around areas of private gardens. Residents appreciation and enjoyment of the special character and appearance of conservation areas derives from both public viewpoints and views from within their dwellings. In applying these policies, the Council will consider not only the street scene, but views from other buildings and gardens, as these are also important to residents' amenities. ~~The Council, therefore, will seek to protect or enhance this by rigorously applying the policies in this chapter to control development in conservation areas. In exercising such control, In particular,~~ careful regard will be had to the content of Conservation Area Proposals Statements.

**CD52 TO ENSURE THAT ANY DEVELOPMENT IN A CONSERVATION AREA PRESERVES AND OR ENHANCES THE CHARACTER OR APPEARANCE OF THE AREA.**

**CD53 TO ENSURE THAT ALL DEVELOPMENT IN CONSERVATION AREAS IS TO A HIGH STANDARD OF DESIGN AND IS COMPATIBLE WITH:**

**a) CHARACTER, SCALE AND PATTERN;**

**b) BULK AND HEIGHT;**

**c) PROPORTION AND RHYTHM;**

**d) ROOFSCAPE;**

**e) MATERIALS;**

**f) LANDSCAPING AND BOUNDARY TREATMENT;**

**OF SURROUNDING DEVELOPMENT.**

**CD54 TO CONSIDER THE EFFECT OF PROPOSALS ON VIEWS IDENTIFIED IN THE COUNCIL'S CONSERVATION AREA PROPOSALS STATEMENTS, AND GENERALLY WITHIN, INTO, AND OUT OF CONSERVATION AREAS, AND THE EFFECT OF DEVELOPMENT ON SITES ADJACENT TO SUCH AREAS.**

- 4.5.10 In order for the Council to consider fully and in detail any proposals for new buildings, alterations, or extensions which will affect the character or appearance of a conservation area, sufficient information must be supplied with any planning application.



**CD55 ~~NORMALLY~~ TO REQUIRE FULL PLANNING APPLICATIONS IN CONSERVATION AREAS WHERE A PROPOSAL IS LIKELY TO AFFECT THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA.**

- 4.5.14 In dealing with applications for alterations and extensions, the Council will seek to enhance buildings by encouraging the reinstatement of missing architectural features.

**Listed Buildings**

- 4.5.15 There are over 3,700 buildings, widely dispersed within the Royal Borough, which are included in the Statutory List of Buildings of Special Architectural or Historic Interest. The Council considers that their preservation, protection and correct maintenance is of great importance.
- 4.5.16 The Council will, as the need arises, propose further buildings suitable for listing to the Department of Culture, Media and Sport.
- 4.5.17 In cases where there is an imminent threat to such buildings by demolition or development proposals, the Council will consider use of its powers to serve Building Preservation Notices.

**Demolition of Listed Buildings**

- 4.5.18 The Council has control over the proposed demolition of all listed buildings in the Borough. The general presumption is that all buildings on the statutory list will be preserved because of their architectural or historic interest. Redevelopment behind a retained facade is usually unacceptable.

**CD57 TO RESIST THE DEMOLITION OF LISTED BUILDINGS IN WHOLE OR IN PART, OR THE REMOVAL OR MODIFICATION OF FEATURES OF ARCHITECTURAL IMPORTANCE (BOTH INTERNAL AND EXTERNAL):**

**Works to Listed Buildings**

- 4.5.19 In dealing with works to listed buildings there is a presumption firmly in favour of preservation. All proposed works to the building should be shown on an application for listed building consent. It should be demonstrated that any matter that might be the subject of control under other legislation or by another authority can be dealt with, without adversely affecting the building's character.
- 4.5.20 The other policies in this chapter will also apply to listed buildings.

**CD58 ~~NORMALLY~~ TO RESIST PROPOSALS TO ALTER LISTED BUILDINGS UNLESS:**

- a) **THE ORIGINAL ARCHITECTURAL FEATURES, AND LATER FEATURES OF INTEREST, BOTH INTERNAL AND EXTERNAL, WOULD BE PRESERVED; AND**

- b) ALTERATIONS WOULD BE IN KEEPING WITH THE STYLE OF THE ORIGINAL BUILDING; AND
- c) ALL WORKS, WHETHER THEY BE REPAIRS OR ALTERATIONS, ARE CARRIED OUT IN A CORRECT SCHOLARLY MANNER, UNDER PROPER SUPERVISION, BY SPECIALIST LABOUR WHERE APPROPRIATE; AND
- d) THE INTEGRITY, PLAN FORM AND STRUCTURE OF THE BUILDING INCLUDING THE GROUND AND FIRST FLOOR PRINCIPAL ROOMS, MAIN STAIRCASE AND SUCH OTHER AREAS OF THE BUILDING AS MAY BE IDENTIFIED AS BEING OF SPECIAL INTEREST ARE PRESERVED.

4.5.21 The Council will provide advice on the repair and maintenance of listed buildings. Detailed advice will also be provided in Conservation Area Proposals Statements and other publications. In considering proposals to alter listed buildings the Council will encourage the removal of later inappropriate additions and alterations and also the reinstatement of original features.

#### Uses

4.5.22 The best use for a listed building is the use for which it was designed, and this use, particularly where residential, should continue. Proposals for the change of use of listed buildings which were designed for uses no longer required will be considered in the light of other policies in the Plan. The new and adapted use must not diminish the architectural or historic value of the building. The implications of complying with other statutory requirements, e.g. for fire escapes, will be taken into account in determining applications for change of use.

**CD59 TO ENCOURAGE THE USE OF LISTED BUILDINGS FOR THEIR ORIGINAL PURPOSE.**

**CD60 TO RESIST THE CHANGE OF USE OF A LISTED BUILDING WHICH WOULD MATERIALLY HARM ITS CHARACTER.**

4.5.23 The setting of listed buildings is of great importance, particularly landscaped spaces and the character of neighbouring properties. Unsympathetic neighbouring development may detract from the setting of buildings on the statutory list.

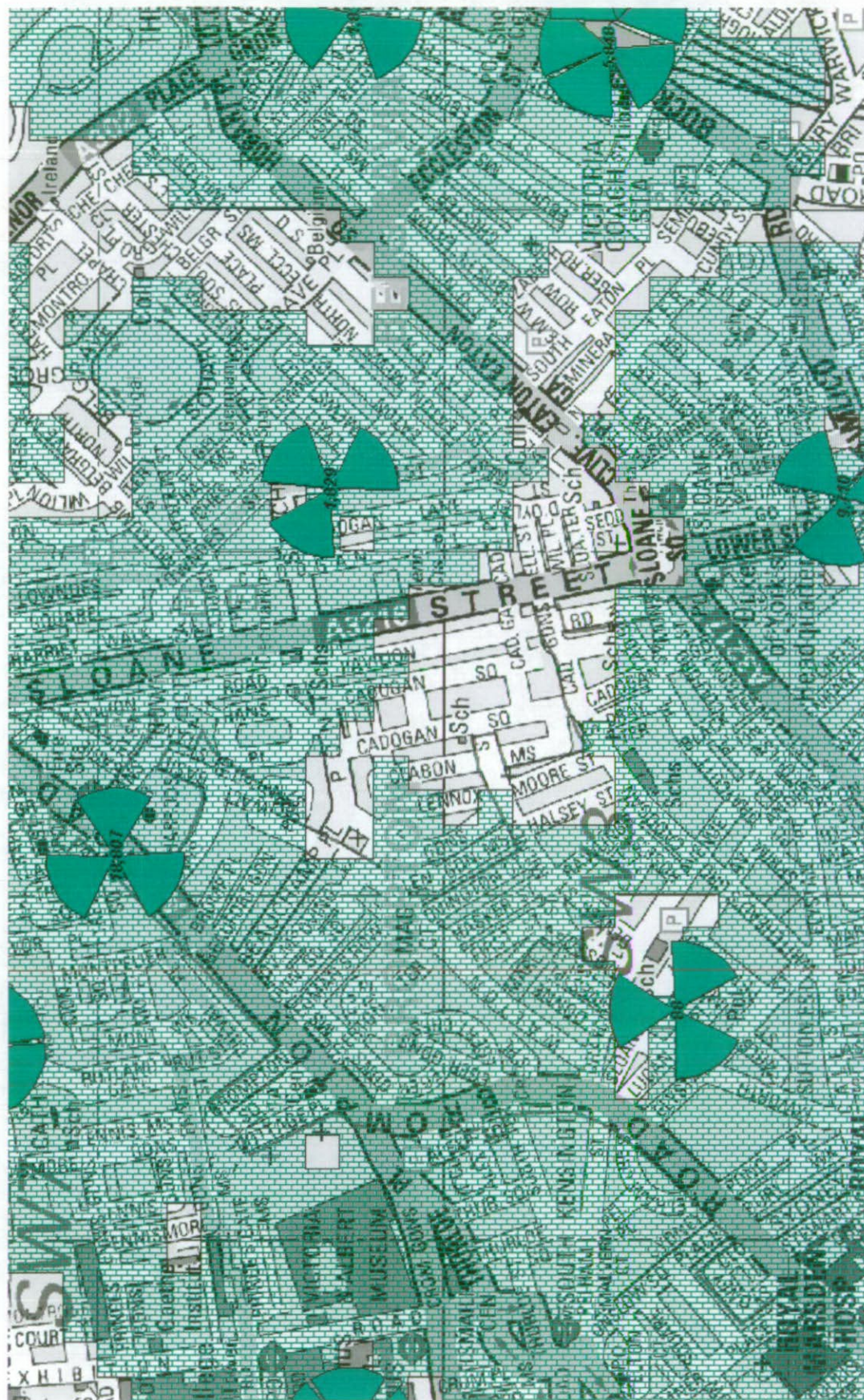
**CD61 TO RESIST DEVELOPMENT WHICH WOULD ADVERSELY AFFECT THE SETTING OF A LISTED BUILDING.**

## APPENDIX 6

### Radio Coverage Plots



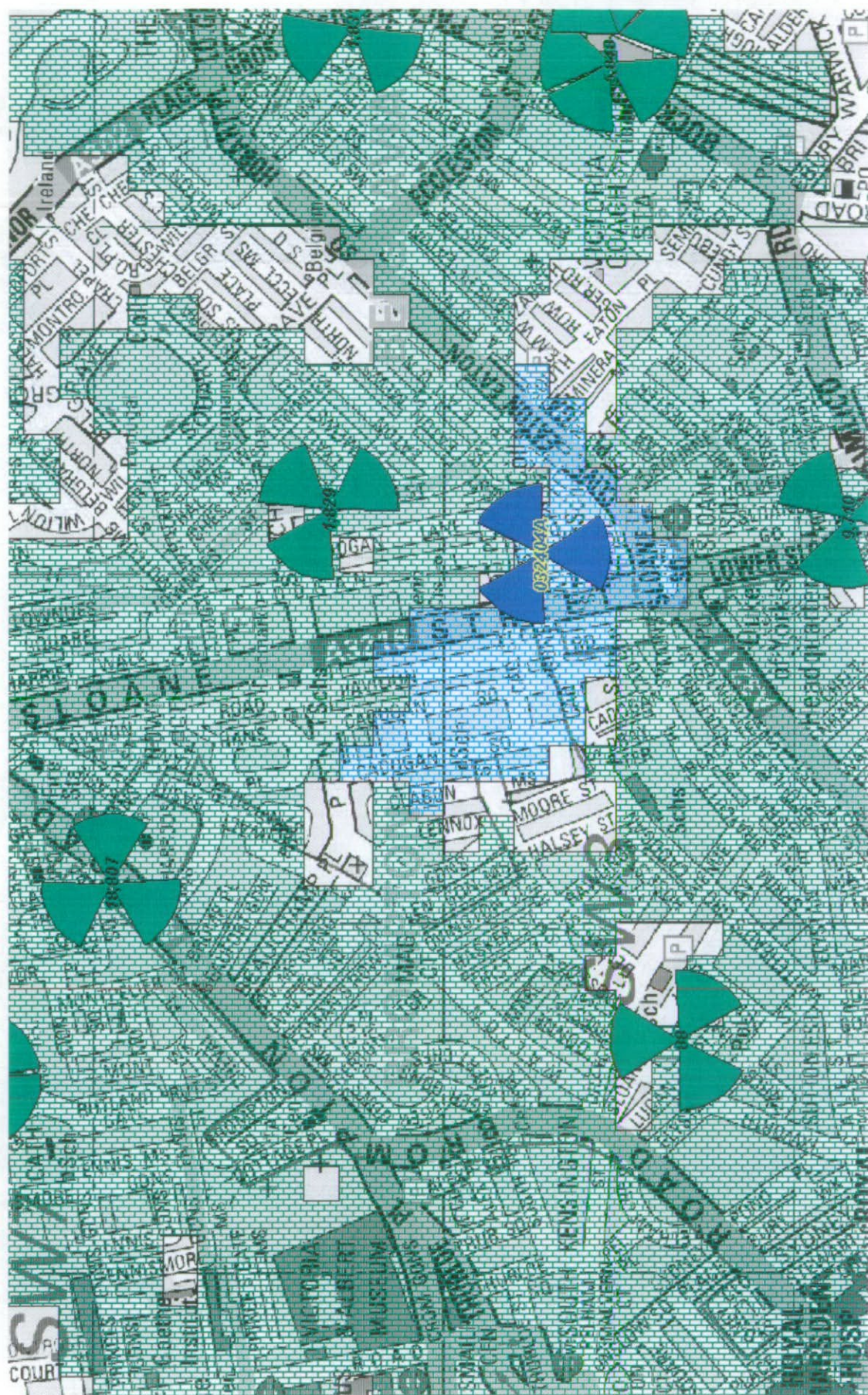
COVERAGE AROUND SLOANE SQUARE AREA WITHOUT EXISTING SITE AT THE SLOANE SQUARE TELEPHONE EXCHANGE (CSR 1505).  
(GSM COVERAGE AT -60 dBm)



CONFIDENTIAL



**COVERAGE AROUND SLOANE SQUARE AREA WITH PROPOSED SITE AT 9 WILBRAHAM PLACE (CSR 32404);  
(GSM COVERAGE AT -60 dBm)**





## **APPENDIX 7**

### **Copies of Pre-Application Correspondence**



Waldon Telecom Ltd  
Centennium House  
Pyrford Road  
West Byfleet  
Surrey  
KT14 6LD

Tel: 01932 411011  
Fax: 01932 411012  
Email: [enq@waldontelecom.com](mailto:enq@waldontelecom.com)  
Website: [www.waldontelecom.com](http://www.waldontelecom.com)

## Fax Cover Sheet

To:	Mark Greenland	From:	Alastair Watts
Fax:	020 7235 1173	Pages:	6 (six) including cover sheet
Phone:	020 7235 9641	Date:	20/02/02
Re:	9 Wilbraham Place-BT Cellnet proposal		
CC:			

☐ Urgent    ☐ For Review    ☒ Please Comment    ☐ Please Reply    ☐ Please Recycle

Dear Mr Greenland

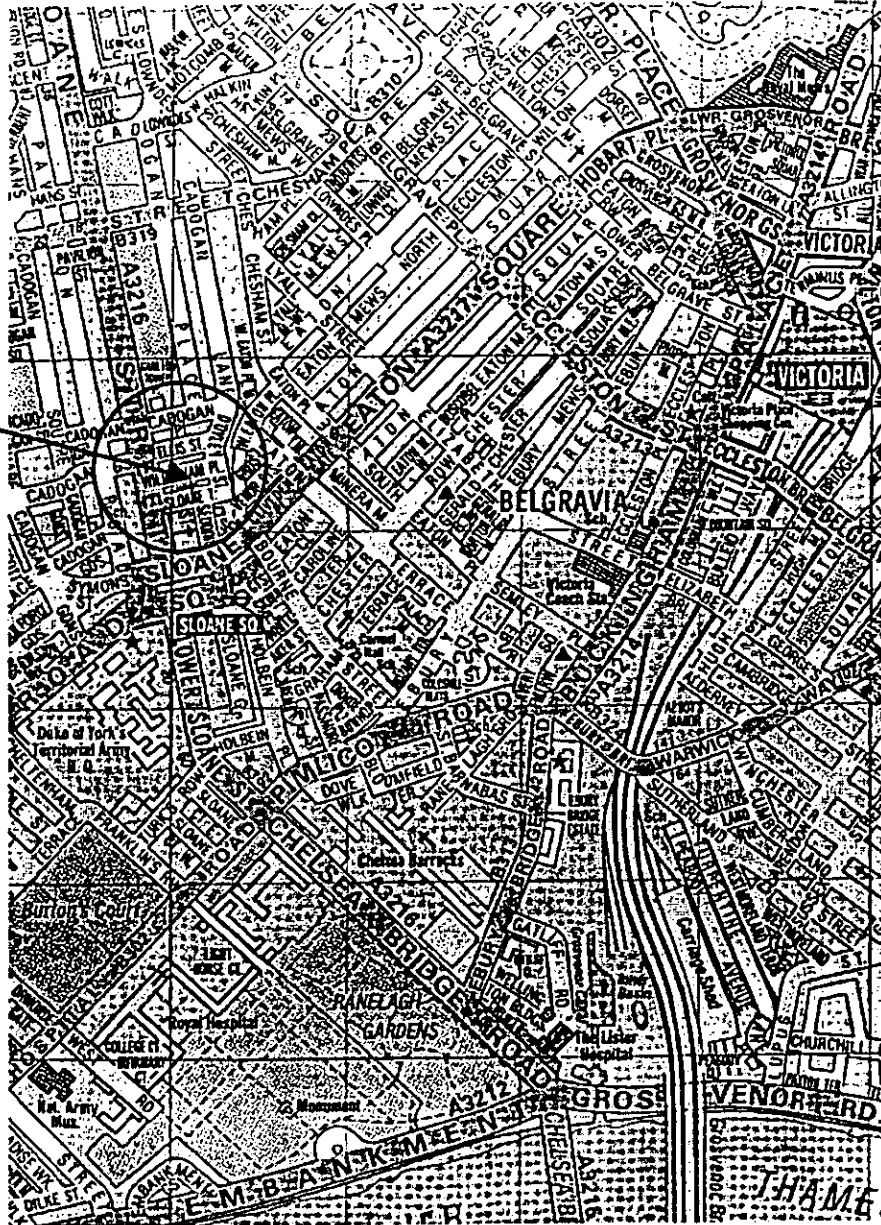
Further to our conversation of this afternoon, there follows copies of drawings to illustrate what is proposed at the above location.

Please consider these and let me know if you are happy for us to proceed to application.

Yours sincerely,

Alastair Watts

# LOCATION MAP





1. DO NOT SCALE  
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED  
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE  
DRAWING 37404/001 - DOCS AND ALL REFERENCE TO IT  
STANDARD DETAIL DRAWINGS

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MAPS REPRODUCED WITH THE PERMISSION OF  
THE CONTROLLER OF HM'S STATIONERY OFFICE  
ORDNANCE REFERENCE AL 5725740021

42  
BTcellnet



**Medlock**  
COMMUNICATIONS

tel 01793 616800 fax 01793 616801 email [info@wpc.com](mailto:info@wpc.com)  
see [www.wpc.com](http://www.wpc.com)  
Seachair College tel 01374 812817 fax 01374 812718  
Manchester Office tel 0161 245 3000 fax 0161 245 3001

Status	PLANNING
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32404 SLOANE STREET

Designed	Site Address

9 WILLIAMSBURG, N.Y. :

252

Date 2/01/07

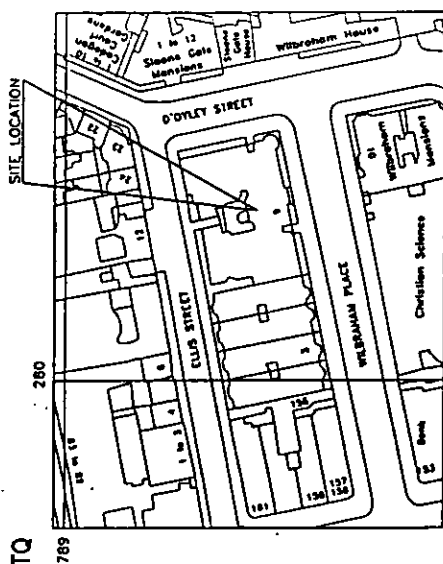
DATE: 10/10/2011

PAULUS 2  
405

11

32404-001

1



## SITE PLAN

**SCALE 1:1250**

## SITE ACCESS

FROM SLOANE SQUARE UNDERGROUND STATION  
HEAD NORTH ALONG SLOANE STREET. TAKE THE  
SECOND TURNING ON THE RIGHT INTO WILBRAHAM  
PLACE. THE SITE IS LOCATED AT THE END OF  
WILBRAHAM PLACE ON THE LEFT HAND SIDE.

## LOCATION PLAN

SCALE 1:10000  
US MAP REF TO 2804 7285

1 DO NOT SCALE  
2 ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE NOTED  
3 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE  
4 DRAWING 37404/001 - 005 AND ALL RELEVANT DI CIRCULAR  
5 STANDARD DETAIL DRAWINGS.

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MAPS REPRODUCED WITH THE PERMISSION OF  
THE CONTROLLER OF HM'S STATIONERY OFFICE.  
ORDNANCE REFERENCE AL 5232AD001

ADDITION	REMOVAL
	CAP HOUSING REMOVED

# BTcellnet



**Medlock**  
Communications

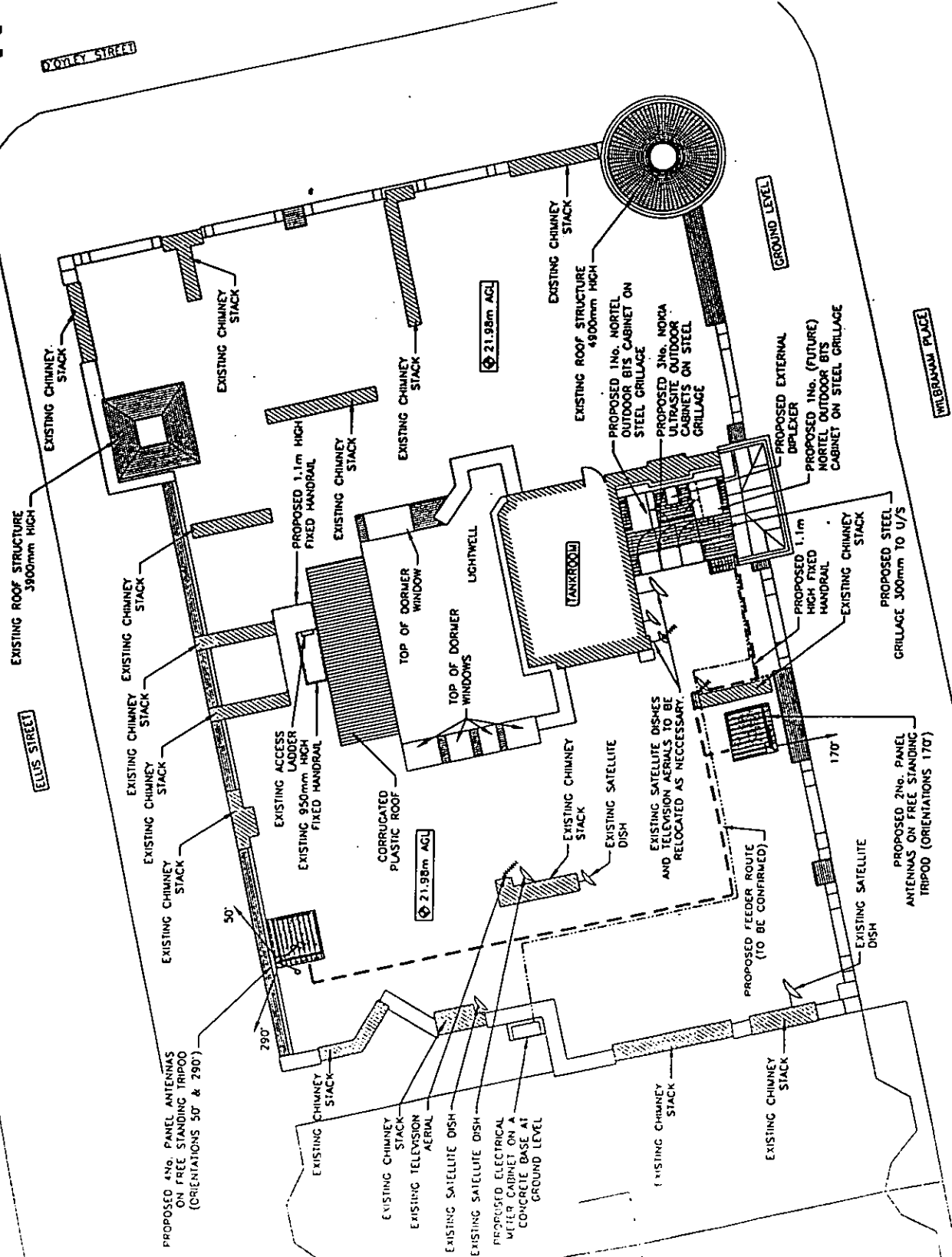
London Office: Nansen House, Nansen Road, New Bagnal, Essex, S10 1ST  
Tel: 01793 646800 Fax: 01793 646801 email: Design@nansen.co.uk  
www.nansen.com

Scottish Office: Tel: 01375 417817 Fax: 01375 638259

Manchester Office: Tel: 0161 745 3000 Fax: 0161 745 3001

## PLANNING

Site Ref	32404	Site Name	015 GLE TIR
Design Ref	CC	Design Title	PROPOSED ROOF PLAN
Design Ref	IF	Design Title	32404-002A
Date	02/01/02	Scale	1:150
Design Ref	CC	Design Title	32404-002A



BY & ELECTRICAL ROUTE TO BE  
CONFIRMED BY CONTRACTOR

USED ROOF PLAN

245

# NOTES

1. DO NOT SCALE
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 ORDNANCE REFERENCE AL 5223740001

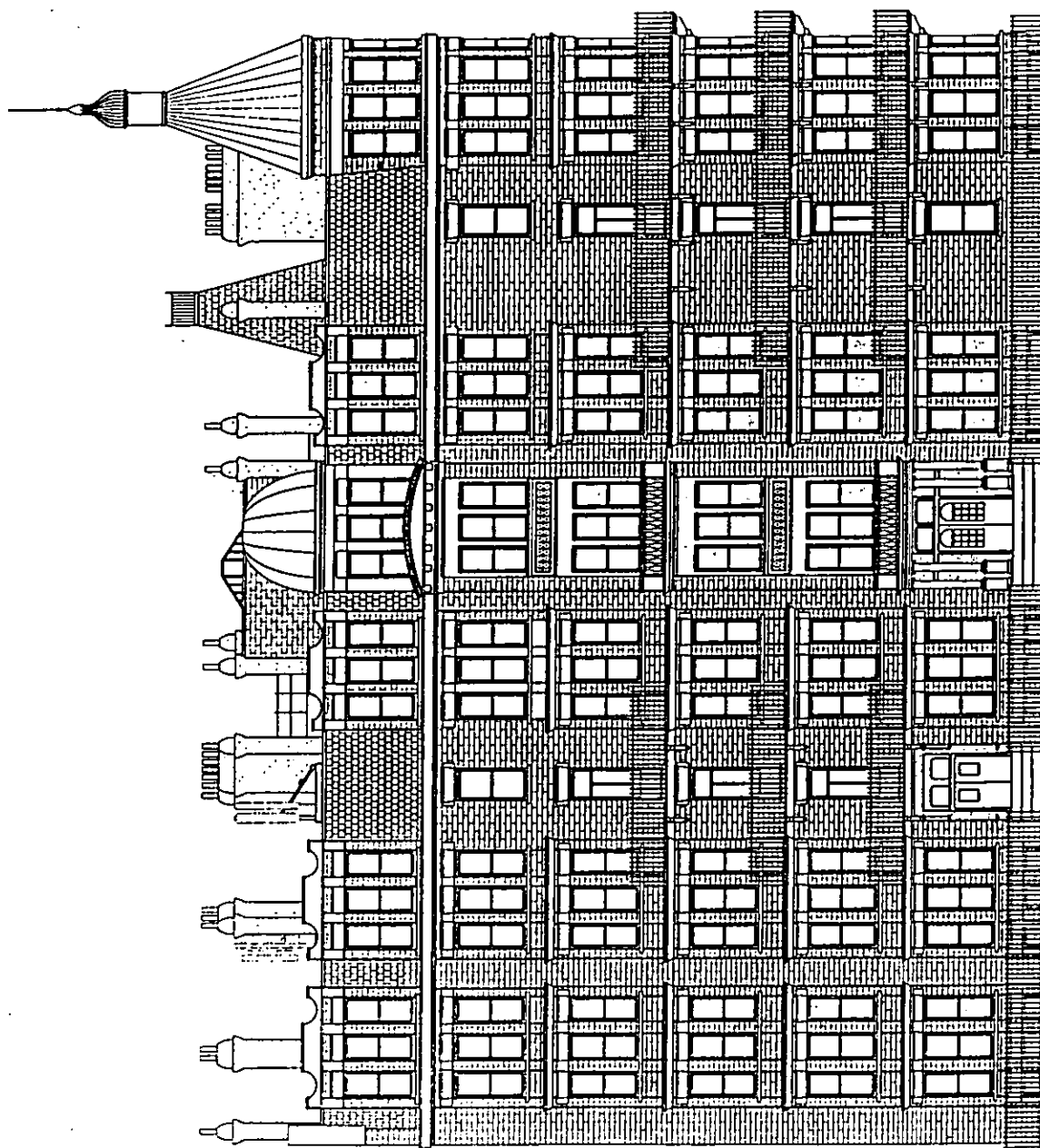
REV	DESCRIPTION	DATE
A	2000 MODIFICATION	01/01/02

**BTcellnet**

**Medlock**  
 COMMUNICATIONS

London Office: Newham Road, Three Bridges Centre, R10 1EP  
 Tel: 01793 844000 Fax: 01793 844001 email: Design-London@Medlock-Comm.co.uk  
 www.Medlock-Comm.co.uk  
 Scottish Office: Tel: 01324 617617 Fax: 01324 636728  
 Manchester Office: Tel: 0161 745 3000 Fax: 0161 745 3001

Status		PLANNING	
Site Ref	Site Name	OS Grid Reference	
32404	SLOANE STREET	TO 2804 7895	
Designed CC	Site Address		
Drawn SAM	9 WILBRAHAM PLACE BELGRAVIA LONDON SW1X 9AE		
Date 02/01/02	Drawing Title		
Scale 1:150	PROPOSED SOUTH ELEVATION		
Drawn	Drawing No		
	32404-003A		
	CHECKED		



24.50m AGL TOP OF ANTENNA

23.50m AGL ROOF LEVEL

GROUND LEVEL

PROPOSED SOUTH ELEVATION


- 1 DO NOT SCALE  
2 ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE NOTED  
3 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH WEEDING  
4 DRAWING 37404/001 - 005 AND ALL RELEVANT B1 C11001  
5 STANDARD DETAIL DRAWINGS.

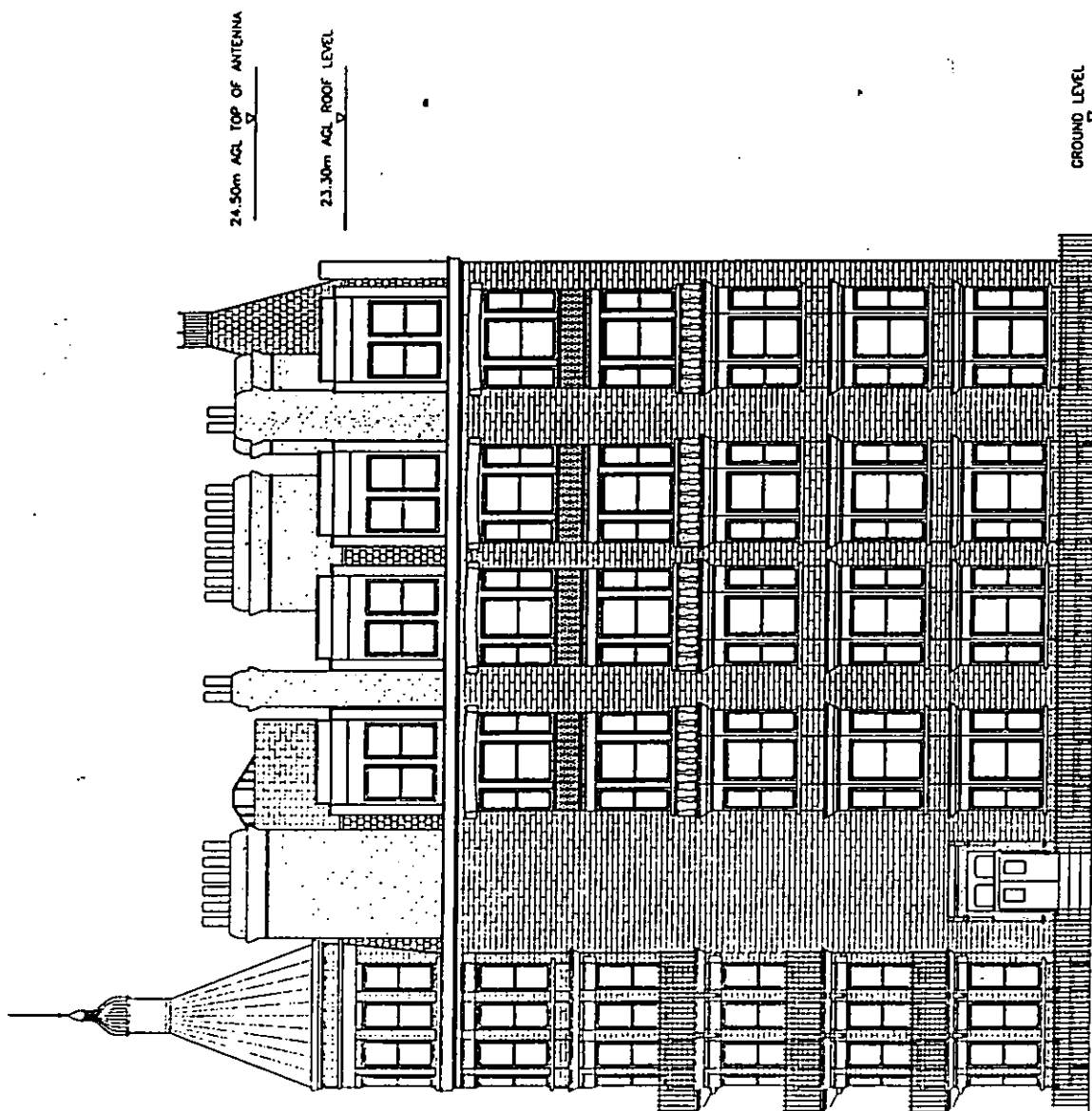
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ORDNANCE REFERENCE AL 52237AD001

[illegible]

**Medlock**  
Communications

London Office: Henson House, Henson Road, Three Bays, Croydon, Surrey, CR9 3JF  
Tel: 01293 414800 Fax: 01293 414501 email: Design@henson.co.uk  
www.henson.co.uk  
Seattle Office: Tel: 01374 617617 Fax: 01374 616759  
Monmouth Office: Tel: 0181 745 3000 Fax: 0181 745 3001

Station	PLANNING	
Site Ref	Cell Name	01301-270000
32404	SLOANE STREET	10 2804 7235
Describe GC	Site Address	
Drawn SAN	9 WILBRAHAM PLACE BELGRAVIA LONDON SW1X 9AC	
Date 02/01/02	Drawing title	PROPOSED EAST ELEVATION
Scale 1:150	Drawing No	
Checked 	32404-004A	



**PROPOSED EAST ELEVATION**

# NOTES

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THE CONTROLLER OF HM'S STATIONERY OFFICE  
ORDNANCE REFERENCE AL 52252A001

REV A  
GRP HOUSING  
MODIFICATION

## BTcellnet

### Medlock Communications

London Office: Henson House, Henson Road, Three Bridges, Chichester, West Sussex PO19 1LP  
Tel: 01243 846800 Fax: 01243 846801 email: Design@medlockcomm.co.uk  
www.MedlockComm.co.uk  
Scales Office: Tel: 01224 617617 Fax: 01224 617229  
Manchester Office: Tel: 0161 745 3009 Fax: 0161 745 3007

Site: PLANNING

Site Ref: 32404 Cell Name: SLOANE STREET TQ 28/04 7224

Site Address: 9 WILBRAHAM PLACE  
BELGRAVIA  
LONDON  
SW1X 9AE

Design Date: 02/01/02

Scale: 1:150

Drawn: SAM  
CC

PROPOSED NORTH ELEVATION

Drawing No: 32404-005A

24.50m AGL TOP OF ANTENNA

23.30m AGL ROOF LEVEL

GROUND LEVEL

PROPOSED NORTH ELEVATION



Waldon Telecom Ltd  
Centennium House  
Pyrford Road  
West Byfleet  
Surrey  
KT14 6LD

Tel: 01932 411011

Fax: 01932 411012

Email: [enq@waldontelecom.com](mailto:enq@waldontelecom.com)

Website: [www.waldontelecom.com](http://www.waldontelecom.com)

## Fax Cover Sheet

To:	John Shearman	From:	Alastair Watts
Fax:	0207 361 3463	Pages:	6 (six) including cover sheet
Phone:	0207 361 2585	Date:	11/02/02
Re:	32404-BT Cellnet-Wilbraham Place	CC:	

☒ Urgent    ☐ For Review    ☐ Please Comment    ☐ Please Reply    ☐ Please Recycle

Dear Mr Shearman

Further to your recent discussions with Rachel Slaney of this office, there follows copies of drawings for the above proposal.

The designers have taken on board your requests for a "non-invasive" installation on this sensitive building. However if the equipment is located back from the edge of the building, it will have to be much higher due to having to allow for pedestrian roof access and movement (ICNIRP safety guidelines). So we have placed the equipment at the edge and ask for your comments prior to our application.

My Client has asked me to stress that they are being forced to leave the existing installation on the BT telephone exchange and simply cannot be without a site in this critical area of London. Wilbraham Place is the only option available to them at this time apart from the grade I\* Church close by which presents even greater design and conservation issues.

Please let me know your thoughts when possible. My Client and I would very much like to meet with you this week in order to agree a design to progress to application.

I am very grateful for your time on this matter.

Yours sincerely,

Alastair Watts.

# NOTES

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 ORDNANCE REFERENCE AL 57252600

REV

DESCRIPTION

DATE

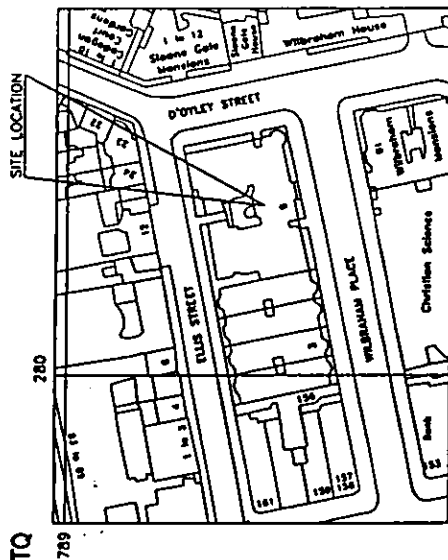
BTcellnet

**Medlock**  
 Communications

London Office: Nelson House, Nelson Road, Three Bridges, Chesham, Bucks HP8 4JF  
 Tel: 01938 540000 Fax: 01938 540001  
 www.medlockcommunications.com  
 Southern Office: Tel: 01323 476117 Fax: 01323 436259  
 Manchester Office: Tel: 0161 745 5000 Fax: 0161 745 5001

## PLANNING

Site Ref	Cell Name	Cell Size
32404	SLOANE STREET	10 280: 745
Designed	GC	
Drawn	IT	
Date	02/01/02	
Scale	AS SHOWN	
Location	9 WILBRAHAM PLACE BELGRAVIA LONDON SW1X 9AE	
Location Plans		
Drawing No	37404 - 001	



## SITE ACCESS

FROM SLOANE SQUARE UNDERGROUND STATION  
 HEAD NORTH ALONG SLOANE STREET, TAKE THE  
 SECOND TURNING ON THE RIGHT INTO WILBRAHAM  
 PLACE. THE SITE IS LOCATED AT THE END OF  
 WILBRAHAM PLACE ON THE LEFT HAND SIDE.

## LOCATION PLAN

SCALE 1:10000  
 OS MAP REF TO 2804 7885



1 DO NOT SCALE  
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3 THIS DRAWINGS IS TO BE READ IN CONJUNCTION WITH MEWDG.  
DRAWING 3204/001 - 005 AND ALL RELEVANT B1 CELLSET  
STANDARD DETAIL DRAWINGS.

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ORDNANCE REFERENCE AL 52352A0001

REV	A	CRP HOUSING ALLOWANCE MODIFICATION
-----	---	------------------------------------



**Medlock**  
Communications

London Office: Henson House, Henson Road, Three Bridges, Cheshire, Ch10 1LP  
Tel: 01293 646000 Fax: 01293 646001 email: Design-London@hensonhouselondon.co.uk  
www.MedirectComms.co.uk  
Belfast Office: 1st Flr 01274 617637 Fax: 01274 636239  
Manchester Office: 1st Flr 0161 265 3000 Fax: 0161 265 3031

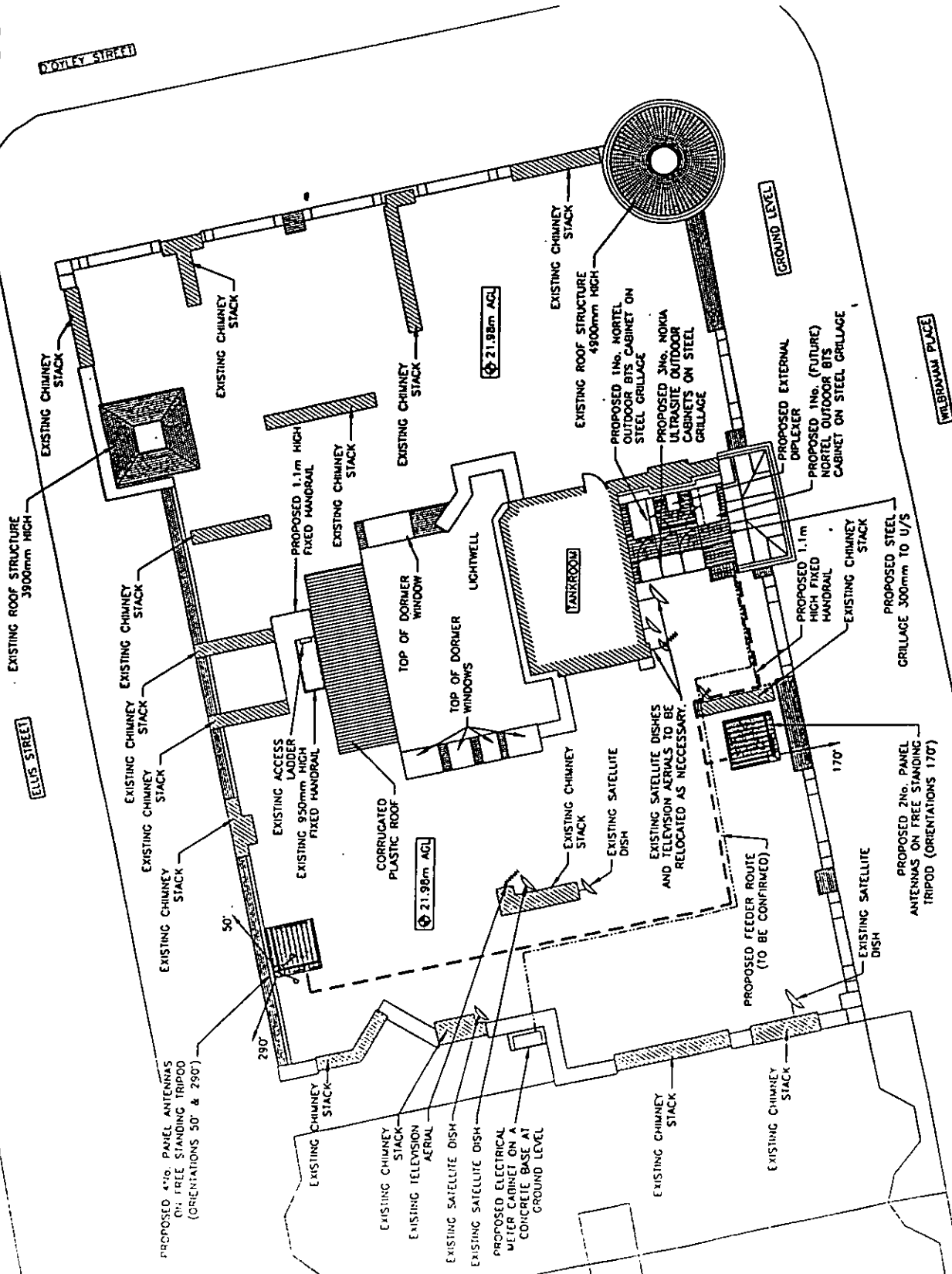
State	PLANNING	
Site Ref	Cell Name	Cell Location
J2404	SLOANE STREET	10 SLOANE STREET

Designated CC	9 WILBRAHAM PLACE BELGRAVIA LONDON SW1X 9AE	Date
------------------	--	------

Scale  
1:150

Drawing Title  
PROPOSED ROOF PLAN

Drawing No.  
\_\_\_\_\_



BT & ELECTRICAL ROUTE TO BE  
CONDUCTED BY CONTRACTOR

# PROPOSED ROOF PLAN



# NOTES

1. DO NOT SCALE
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ORDNANCE REFERENCE AL 5225240001

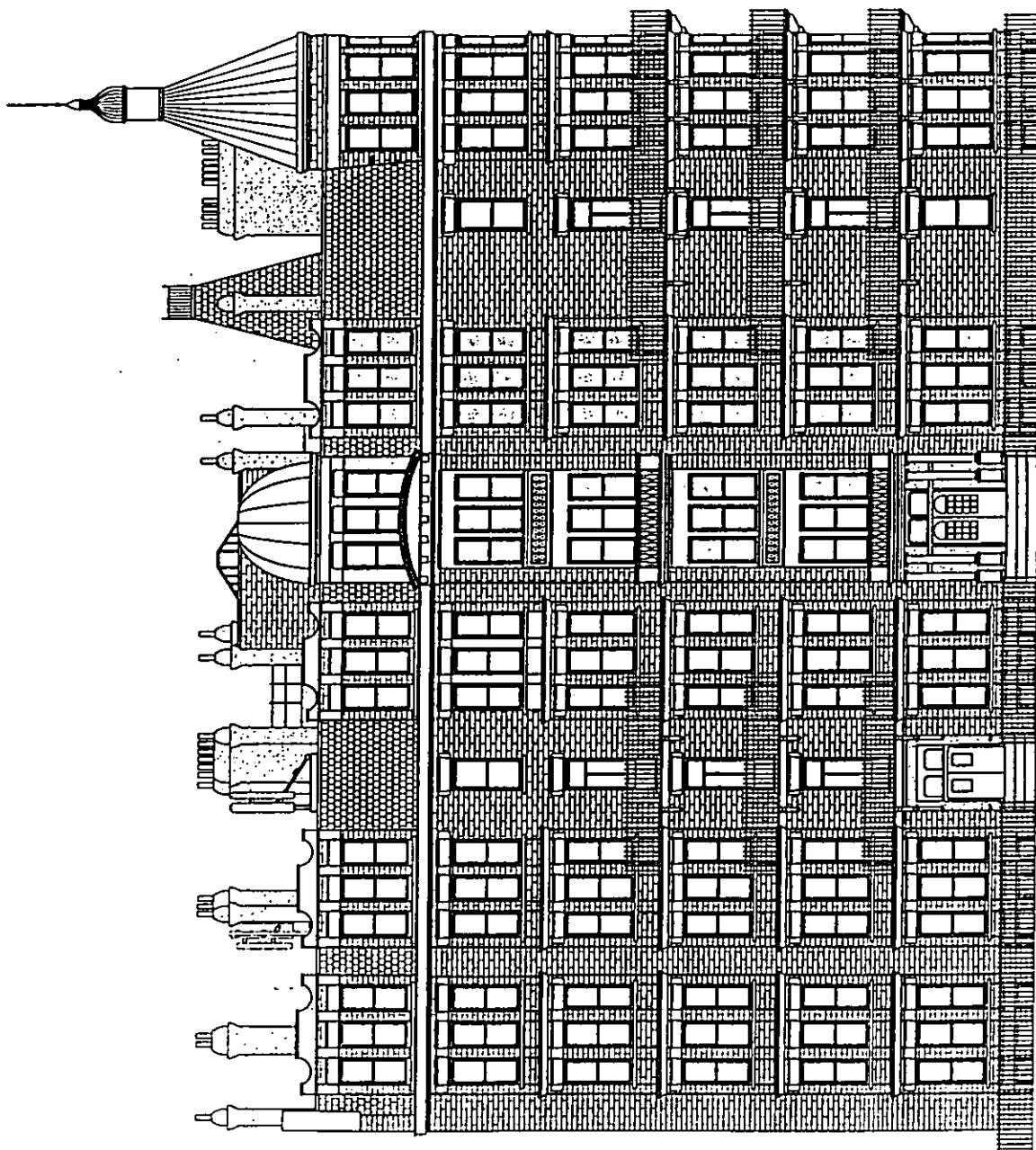
REV	DESCRIPTION	DATE
A	GRP HOUSING RECORD	20/07/02
	MODIFICATION	

**BTcellnet**

**Medlock Communications**

London Office: Newson House, Newson Road, Three Bridges, Crawley, BN10 1EP  
Tel: 01293 644800 Fax: 01293 644801 email: [London@medlock-communications.co.uk](mailto:London@medlock-communications.co.uk)  
www.medlock-communications.co.uk  
Sheffield Office: Tel: 0114 745 3000 Fax: 0114 745 3001

Status		PLANNING	
Site Ref	Cell Name	073 G & B Street	
32404	SLOANE STREET	10 2804 7855	
Designed	CC	9 WILBRAHAM PLACE	
Drawn	SM	BELGRAVIA	
Date	02/01/02	LONDON	
Scale	1:150	SW1X 9AE	
Drawing Title		PROPOSED SOUTH ELEVATION	
Drawing No		32404-003A	



24.50m AGL TOP OF ANTENNA

23.30m AGL ROOF LEVEL

GROUND LEVEL

PROPOSED SOUTH ELEVATION

# NOTES

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ORDNANCE REFERENCE A 32327 (2001)

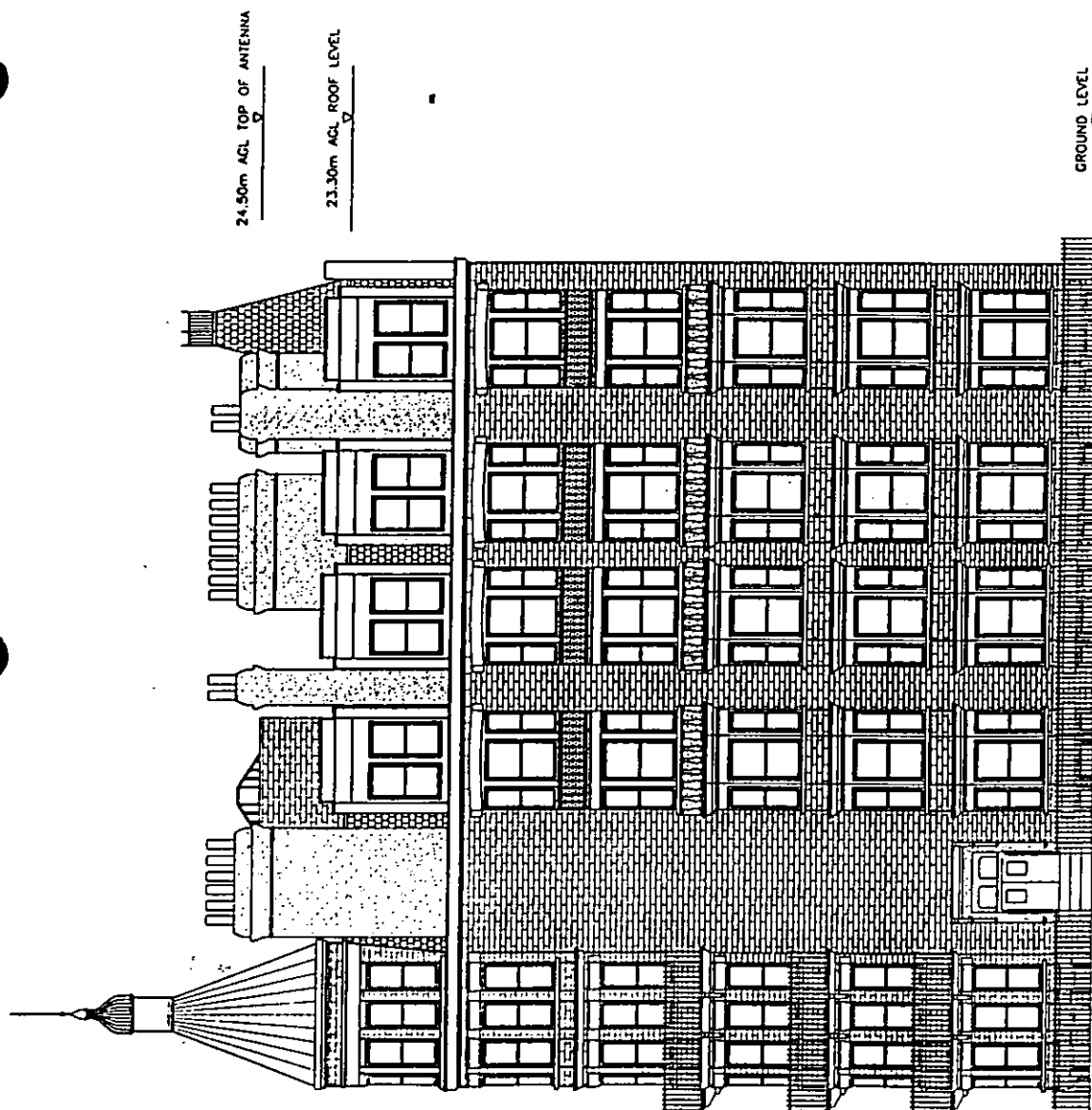
REV	DESCRIPTION
A	24.50m AGL TOP OF ANTENNA
B	23.30m AGL ROOF LEVEL

BTcellnet

**Medlock**  
communications

London Office: Heron House, Heron Road, Three Bays (Cree) W10 1PP  
Tel: 01753 616600 Fax: 01753 616601 Email: info@medlockcomm.co.uk  
www.medlockcomm.co.uk  
Sheffield Office: Tel: 01124 617813 Fax: 01124 616223  
Manchester Office: Tel: 0161 715 5100 Fax: 0161 715 5101

Station	PLANNING	
Site Ref	Site Name	Site Address
32404	SLOANE STREET	9 WILBRURHAM PLACE BELGRAVIA LONDON SW1X 9AE
Designed	CC	Date
Drawn	SAW	02/01/07
Scale	1:150	Proposed East Elevation
Drawing No	32404-004A	



PROPOSED EAST ELEVATION

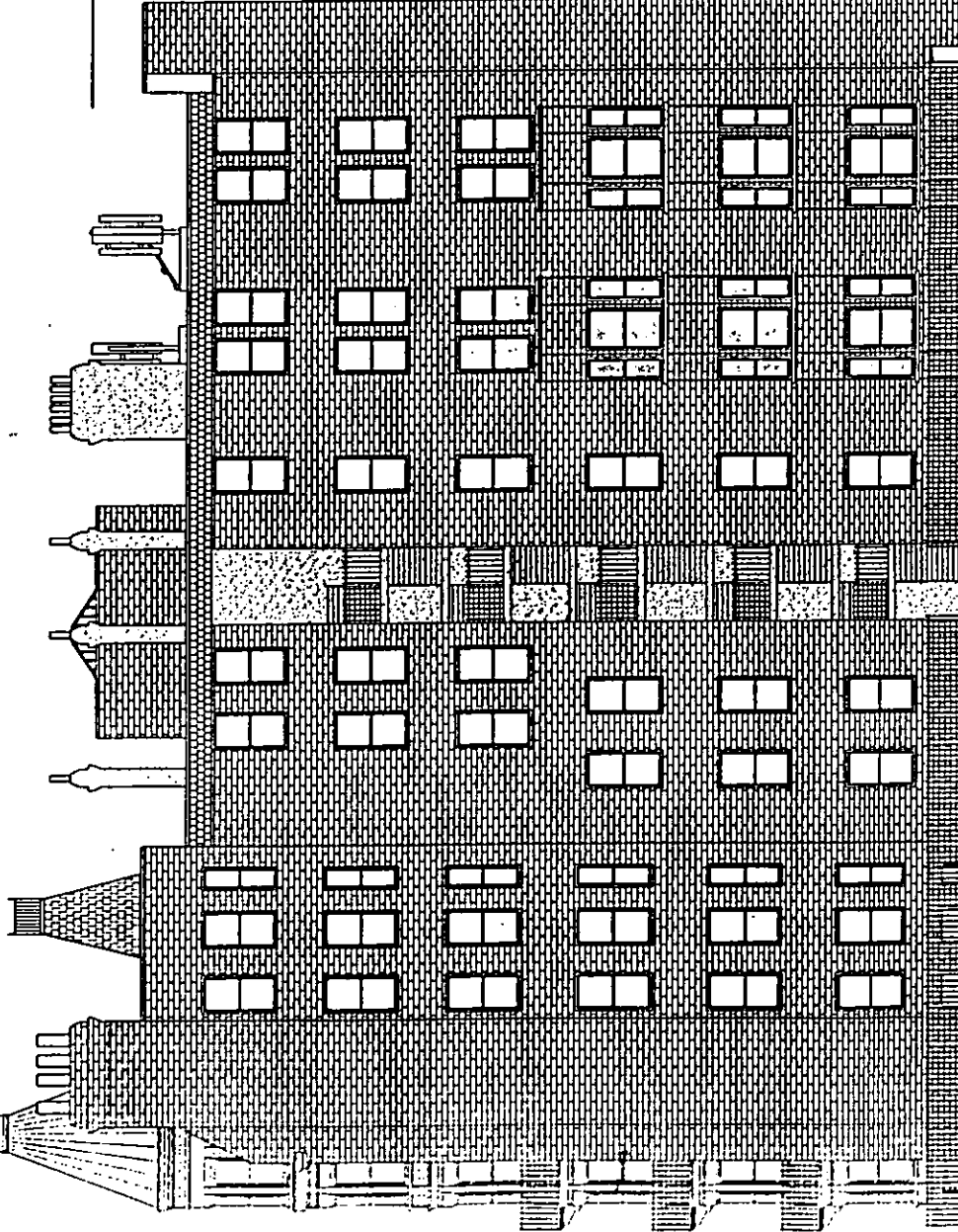
# NOTES

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- 3 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE DRAWING 32404/001 - 003 AND ALL RELEVANT TO CIVIL ENGINE STANDARD DETAIL DRAWINGS

24.50m AGL TOP OF ANTENNA

23.30m AGL ROOF LEVEL

GROUND LEVEL



PROPOSED NORTH ELEVATION

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REV	DESCRIPTION	DATE
1	GRP HOLDING REQUIRED	02/01/02
2	MODIFICATION	02/01/02

42  
**BTcellnet**

**MediLOCK**  
COMMUNICATIONS

London Office: 100 Broad Street, London, EC2A 4DP  
Tel: 01753 618800 Fax: 01753 618801 Email: info@mediLOCK.co.uk  
www.mediLOCK.co.uk  
Birmingham Office: 100 Broad Street, Birmingham, B1 2LP  
Tel: 0121 4551111 Fax: 0121 4551112  
Birmingham Office: 100 Broad Street, Birmingham, B1 2LP  
Tel: 0121 4551111 Fax: 0121 4551112

Station **PLANNING**

Site Ref	Cell Name	Q/R
32404	SLOANE STREET	TO 26.3m 1700

Designed CC

Drawn SAM

Date 02/01/02

Scale 1:150

Drawn by

Site Address  
9 WILKINSON PLACE  
BELGRAVE  
LONDON  
SW1X 9AE

Ground Line PROPOSED NORTH ELEVATION

Drawing No.

32404-003a

Our Ref: RS/32404

John Sheaman  
Kensington and Chelsea City Council  
Townhall  
Hornton Street  
London  
W8 7NX

15 January 2002

Dear Sirs,

**Re: Proposed BTCellnet Telecommunications Installation at 9 Wilbraham Place, London, SW1X 9AE.**

We are proposing to install telecommunications equipment on the rooftop of 9 Wilbraham Place, London, SW1X 9AE. The proposed installation will take the form of antennas with associated equipment cabinets.

We are very much aware that the proposed building is Grade II Listed and that it lies within a Conservation Area. We are keen to devise a design solution that is sensitive to the buildings designation.

Please find enclosed photographs taken at roof level, which show the current topography of the roof. As you will note, the roof has a variety of low and high rise chimney stacks the tallest of these being approximately 3 meters, there are low rise parapets to the perimeter of the roof and also 'chateau' style features. The building also has an open central atrium and a water tank/lift motor room.

I would very much appreciate your comments at this stage in the design process, as we have identified three main routes that could be taken. These are as follows:

1. Position the antennas so that they are free standing on the roof and therefore totally removable at the cessation of the lease.
2. Mount antennas on existing high-rise chimneystacks. These would have to exceed the line of the chimney stack itself, but could be hand painted to blend.
3. Build a new 'chateau' style feature that will mirror the existing.

It is proposed that the equipment cabinets will be mounted on steel beams free from the roof within a small alcove between a chimneystack and parapet feature as shown in the first photograph. This will mean they are hidden from view and their weight will not bear upon the roof itself.

If at all possible I would like the opportunity to meet with you at the property to discuss the above issues. However if this is not possible your written comments would be very helpful to me. I look forward to hearing from you.

Yours Sincerely

RACHEL SLANEY  
Enc.

cc. John Shearman

225

rachel slaney

---

From: rachel slaney  
Sent: 15 January 2002 14:08  
To: 'john.shearman@rbkc.gov.uk'  
Subject: 9 Wilbraham Place

John,

Further to our telephone conversation earlier, please find attached to this e-mail a copy of the letter of 3rd January and the photographs that went with it. I hope you are able to open them. If not please let me know and I will put an extra copy in the post.

I have just spoken to our designer and he has told me that the proposed installation would require 5 equipment cabinets.

- 3 of which would be Nokia outdoor cabinets with a total width (i.e.. all three) of 2320mm, depth 750mm, and height 1940mm.
- 2 of which would be Nortel outdoor cabinets with a total width (i.e.. both) of 1350mm, depth 700 and height 1300mm.

The number of cabinets is unfortunate, however it should be possible to fit these cabinets within the alcove shown in photograph No. 124-2410. From this position they will be shielded from view.

I look forward to hearing from you with regards a possible date to meet at 9 Wilbraham Place to discuss the possible location of equipment and its impact upon the building. I would also like to invite our designer to attend so that he may be aware exactly what will be required. He will not be available on Wednesday or Tuesday afternoon. I am not available on the Friday afternoon. All other times should be fine, and I hope we can arrange a mutually convenient time.

In the meantime I would be grateful if you could let me know if there are any people additional to Ward councillors and local schools whom I should be contacting.

Kind Regards,

Rachel

Rachel Slaney

Acquisition Department  
Waldon Telecom Ltd

Direct Dial:- +44 (0) 1932 411022  
Fax:- +44 (0) 1932 411012

Website:- [www.waldontelecom.com](http://www.waldontelecom.com)

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Waldon Telecom Ltd.

Our Ref: RS/32404

Conservation Officer  
Kensington and Chelsea City Council  
Townhall  
Hornton Street  
London  
W8 7NX

03 January 2002

Dear Sirs,

**Re: Proposed BTCellnet Telecommunications installation at 9 Wilbraham Place, London, SW1X 9AE.**

We are proposing to install telecommunications equipment on the rooftop of 9 Wilbraham Place, London, SW1X 9AE. The proposed installation will take the form of antennas with associated equipment cabinets.

We are very much aware that the proposed building is Grade II Listed and that it lies within a Conservation Area. We are keen to devise a design solution that is sensitive to the buildings designation.

Please find enclosed photographs taken at roof level, which show the current topography of the roof. As you will note, the roof has a variety of low and high rise chimney stacks the tallest of these being approximately 3 meters, there are low rise parapets to the perimeter of the roof and also 'chateau' style features. The building also has an open central atrium and a water tank/lift motor room.

I would very much appreciate your comments at this stage in the design process, as we have identified three main routes that could be taken. These are as follows:

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If at all possible I would like the opportunity to meet with you at the property to discuss the above issues. However if this is not possible your written comments would be very helpful to me. I look forward to hearing from you.

Yours Sincerely

RACHEL SLANEY  
Enc.

cc. John Shearman

Our Ref: RS/32404

Geoff Noble  
English Heritage  
23 Saville Row  
London  
W1S 2ET

03 January 2002

Dear Sirs,

**Re: Proposed BTCellnet Telecommunications installation at 9 Wilbraham Place, London, SW1X 9AE.**

We are proposing to install telecommunications equipment on the rooftop of 9 Wilbraham Place, London, SW1X 9AE. The proposed installation will take the form of antennas with associated equipment cabinets.

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3. Build a new 'chateau' style feature that will mirror the existing.

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Yours Sincerely

RACHEL SLANEY  
Enc.

cc. John Shearman



CELL REF	32404	CELL NAME	Sloane Square
----------	-------	-----------	---------------

Equipment location-must be kept off the roof on a steel shelf.

Proposed  
equipment  
location

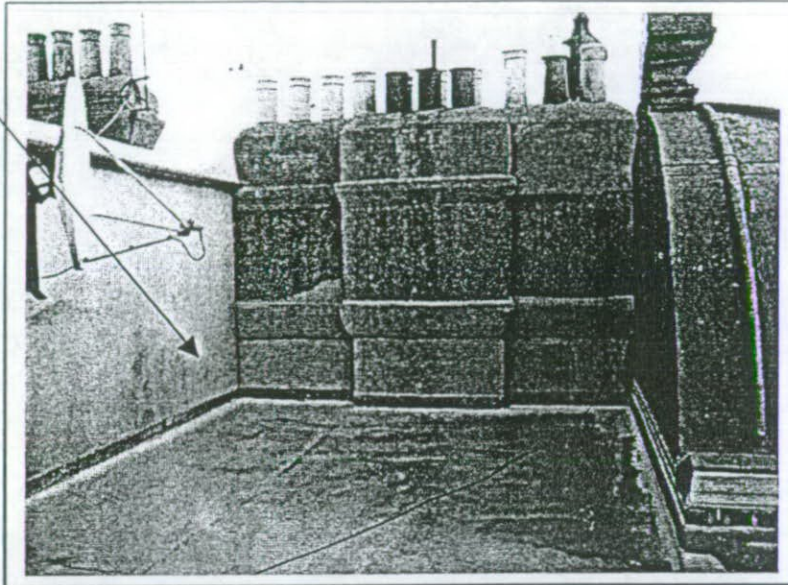
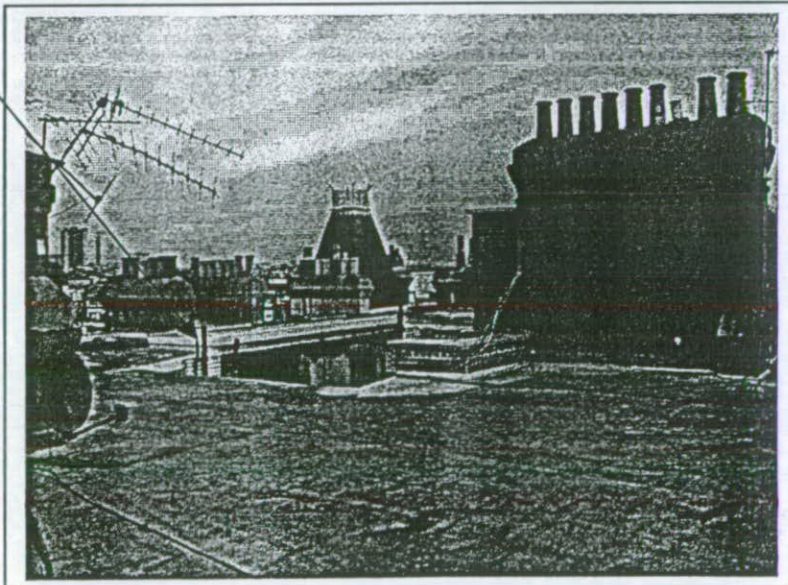


Photo to show roof access

Roof access





CELL REF	32404	CELL NAME	Sloane Square
----------	-------	-----------	---------------

Photo to show open hole in roof which will need to have guard rails

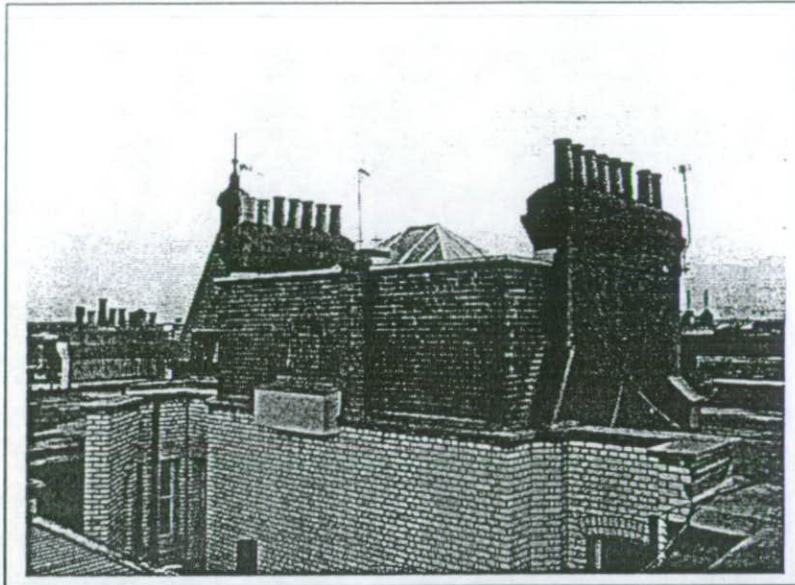


Photo to show water tank/lift motor room-this could possibly be used to mount antennas if necessary.





CELL REF	32404	CELL NAME	Sloane Square
----------	-------	-----------	---------------

Photo to show independent ground floor access to roof.

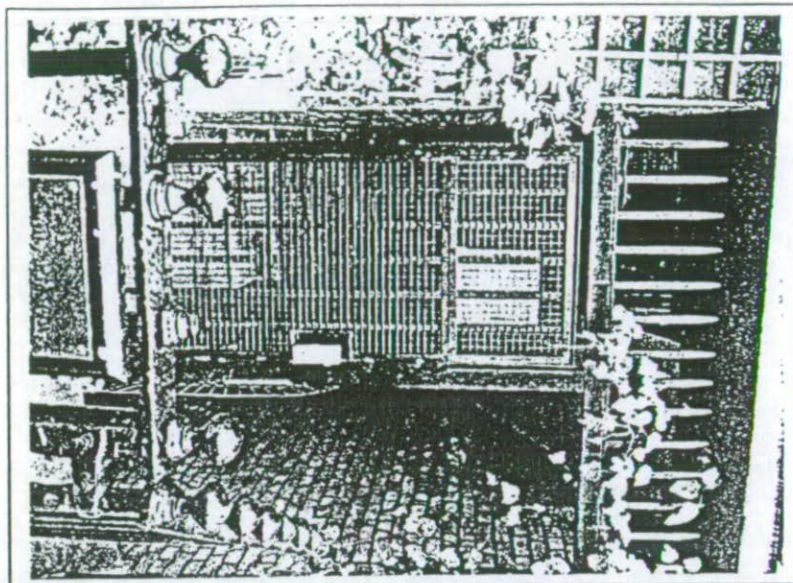


Photo to show rooftop from Sloane Terrace Mansions

9 Wilbraham Place



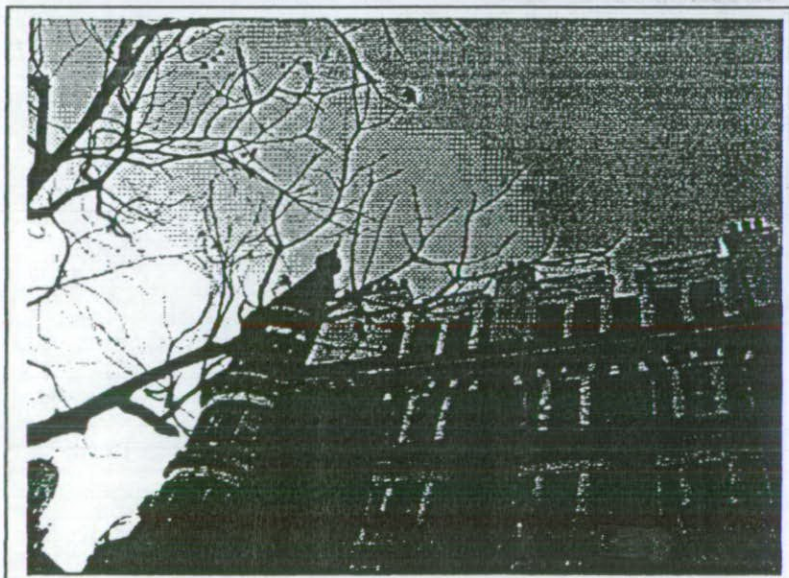


CELL REF	32404	CELL NAME	Sloane Square
----------	-------	-----------	---------------

East Elevation



East Elevation





CELL REF	32404	CELL NAME	Sloane Square
----------	-------	-----------	---------------

North Elevation



North Elevation



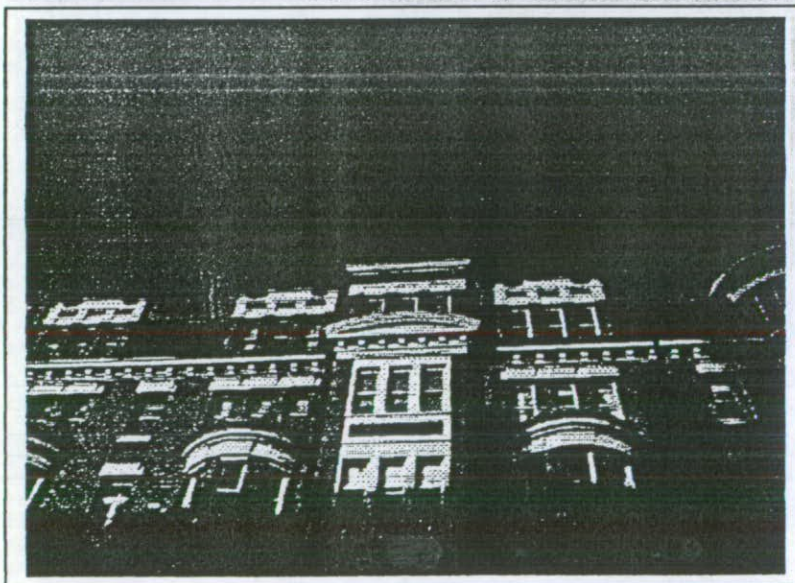


CELL REF	32404	CELL NAME	Slaone Square
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South Elevation



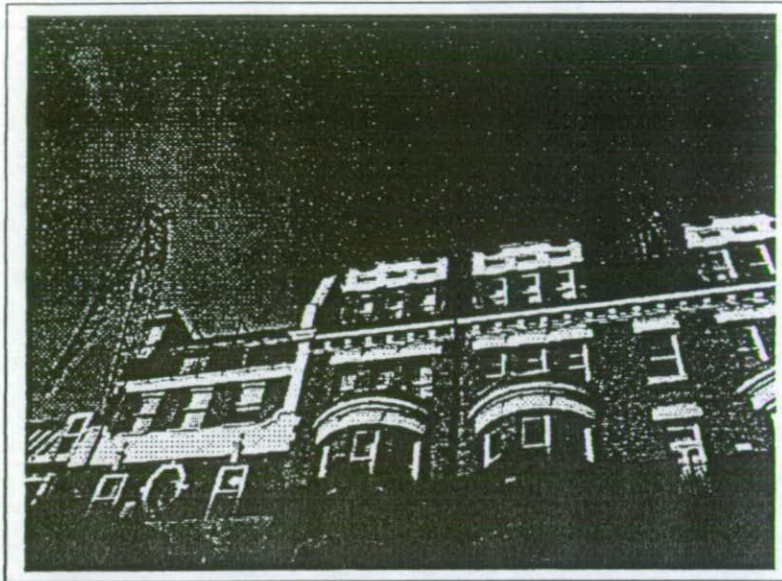
South Elevation



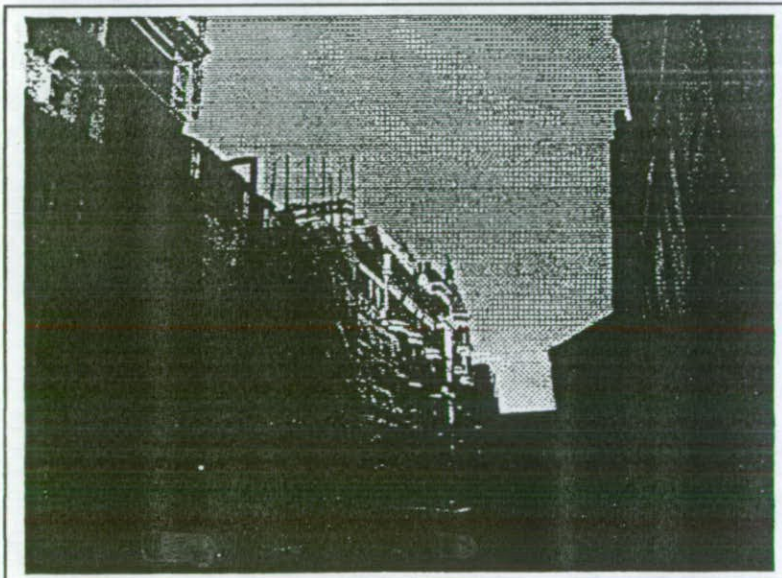


CELL REF	32404	CELL NAME	Sloane Square
----------	-------	-----------	---------------

South Elevation



View from Sloane Street looking towards Wilbraham Place.





Our Ref: RS/32404

The Head Teacher  
Holy Trinity School  
Sedding Street  
London  
SW1X 9DE

24 December 2001

Dear Sirs,

Re: Proposed BTCellnet telecommunications equipment on the roof of 9 Wilbraham Place, London, SW1X

I am writing to inform you that BTCellnet are looking to install mobile phone antennas on the rooftop of 9 Wilbraham Place. As your school is situated in the area I wanted to inform you of this and provide you with some BTCellnet Health and Safety information, which should answer any questions or concerns that you may have.

This type of installation is smaller and less obtrusive than that typically associated with Mobile Phone Operators and consists of small antennas and equipment housing cabinets. We have considered a number of options in the area and have determined that this is the most suitable site. Please find enclosed with this letter the location of the proposed equipment. The proposed telecommunications equipment is within the guidelines set by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). A planning application for this installation is soon to be submitted, I would be grateful if you could respond to me with your comments in the next two weeks.

If you need any additional information on this installation please do not hesitate to contact me.

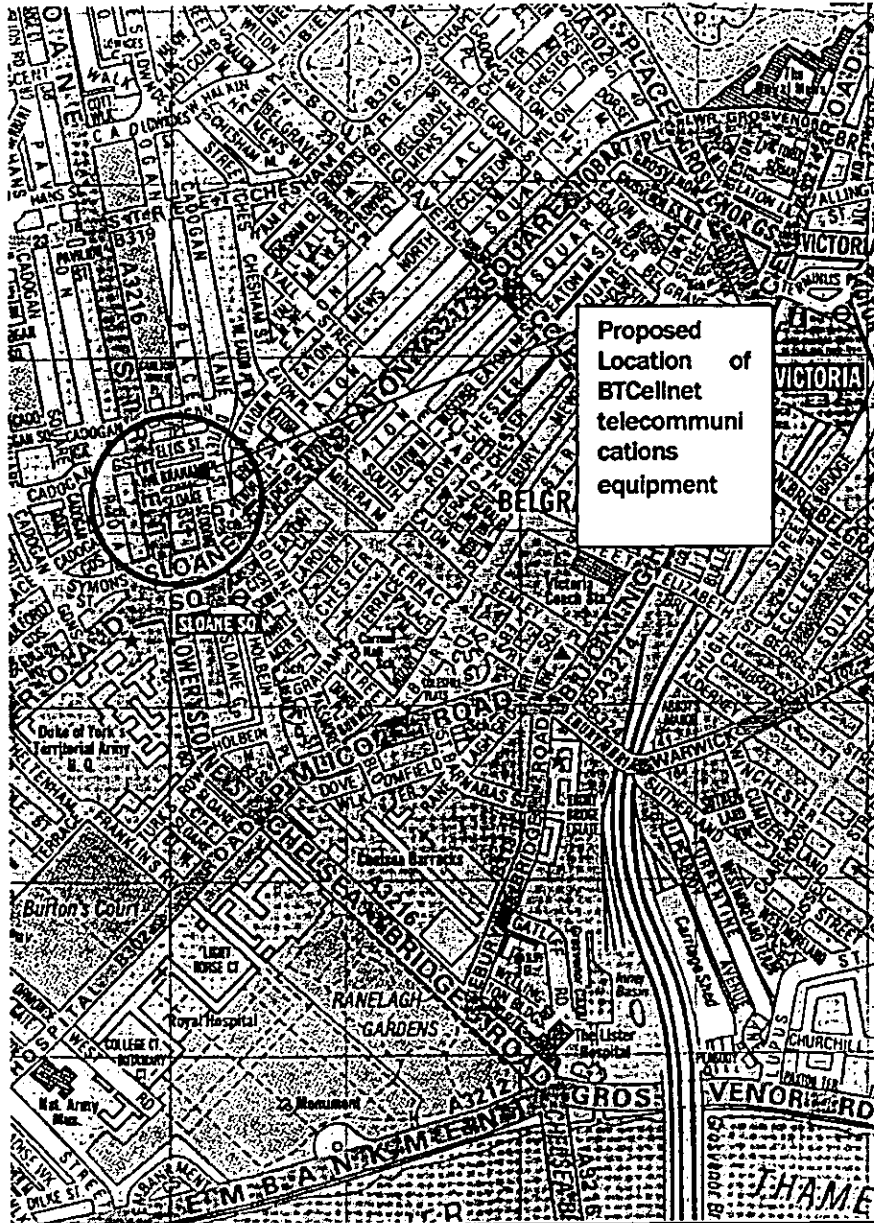
I look forward to hearing from you.

Yours sincerely

RACHEL SLANEY

Enc.

LOCATION MAP



Our Ref: RS/32404

John Shearman  
London Borough of Kensington and Chelsea  
Town Hall  
Hornton Street  
London  
W8 7NX

29 November 2001

Dear Mr Shearman,

Re: Proposed telecommunications installation in the Sloane Square area.

I am writing to inform you that we are currently carrying out an initial survey on behalf of BT Cellnet to find a suitable site to install telecommunications equipment in the Sloane Square area. Due to the specific technical requirements of my client for coverage reasons Sloane Square is the only area that can be considered for this cell.

We are particularly interested in 9 Wilbraham Place, London, SW1X 9AE. Further to our telephone conversation yesterday I glean from you that the building is Grade 2 Listed and that it lies within a Conservation Area.

I have visited the building and assessed the roof top area. I feel that it would be possible to conceal BTCellnet cabinets in an alcove on the roof so that they would not be visible. They could also be installed without interference with the buildings structure, and so that they would be entirely removable without affecting the fabric of the building.

I can confirm that any installation would be a low powered transmitter and would operate well within the ICNIRP guidelines. Please find enclosed a map to show the area itself, and a photograph taken on the roof of 9 Wilbraham Place.

I look forward to hearing from you in the near future. In the meantime I will supply further specific proposals when they become available.

Thank you for your kind attention.

Yours sincerely

RACHEL SLANEY

Enc.

PHOTOGRAPH OF FLAT ROOF OF 9 WILBRAHAM PLACE



Councillor Donaldson

Flat 2

121 Sloane ~~Suite~~

London

SW1X

*Street  
changed on  
original*

28<sup>th</sup> November 2001

Dear Councillor Donaldson,

BTCellnet plans cellsite on Willbraham Place, Sloane Square, SW1X.

As part of BT Cellnet's commitment to improving consultation with local communities, I am writing to seek your views before we submit a planning application to improve the service to our customers in your area.

We have over 10 million customers and as mobile phone use grows - 70% of the population now own a mobile phone - customers expect to be able to use their mobiles. They are now intrinsic to our personal and professional lives.

We need to place a Base Station in this area to meet a gap in capacity and coverage. Base stations are vital if mobile phones are to work.

The site we are considering will be covered by a roof mounted BTCellnet installation.

I enclose an information pack, which should address any queries you may have. If you require more information please contact Rachel Slaney, Waldon Telecom, Centennium House, Pyrford Road, West Byfleet, Surrey, KT14 6LD.

We would very much appreciate your feedback on our plans for your local ward.

Yours sincerely

Rachel Slaney

On behalf of BTCellnet

Cc. Councillor Edge.

240

Councillor Edge  
60 Drecourt Place  
London  
SW3

28<sup>th</sup> November 2001

Dear Councillor Edge,

BTCellnet plans cellsite on Willbraham Place, Sloane Square, SW1X.

As part of BT Cellnet's commitment to improving consultation with local communities, I am writing to seek your views before we submit a planning application to improve the service to our customers in your area.

We have over 10 million customers and as mobile phone use grows - 70% of the population now own a mobile phone - customers expect to be able to use their mobiles. They are now intrinsic to our personal and professional lives.

We need to place a Base Station in this area to meet a gap in capacity and coverage. Base stations are vital if mobile phones are to work.

The site we are considering will be covered by a roof mounted BTCellnet installation

I enclose an information pack, which should address any queries you may have. If you require more information please contact Rachel Slaney, Waldon Telecom, Centennium House, Pyrford Road, West Byfleet, Surrey, KT14 6LD.

We would very much appreciate your feedback on our plans for your local ward.

Yours sincerely

Rachel Slaney

On behalf of BTCellnet

Cc. Councillor Donaldson.

24

## **APPENDIX 8**

**Report by Casella Stanger– The use of a mobile  
telephone base station at 9 Wilbraham Place,  
Belgravia, London, SW1X 9AE.**



Our Ref: AW/32404

John Shearman  
London Borough of Kensington and Chelsea  
Town Hall  
Hornton Street  
London  
W8 7NX

27 February 2002

Dear Mr Shearman,

Re: Proposed telecommunications installation at 9 Wilbraham Place, London SW1X 9AE

Further to our recent planning application for the above site, please find enclosed an independent risk assessment that, among other things, demonstrates the proposed installations compliance with ICNIRP guidelines.

If you require any further information or clarification please do not hesitate to contact either myself or Rachel Slaney.

Yours sincerely

ALASTAIR WATTS  
01932 411013

Enc.

Report

The use of a mobile  
telephone base station at  
9 Wilbraham Place,  
Belgravia, London  
SW1X 9AE

Sloane Street (32404)


BT Cellnet

21 February 2002


Report

# The use of a mobile telephone base station at 9 Wilbraham Place, Belgravia, London SW1X 9AE

Prepared and approved by

  
P J A Rodger BSc, AMRSC  
Fire and Safety Department

Checked by

  
S G Day BSc, MIOSH, MSRP  
Fire and Safety Department

Prepared for

BT Cellnet Ltd  
86/88 Edgware Road  
London  
W2 2YA

21 February 2002

Our Ref 03093/01/01/ R133  
Your Ref BTCellnet 32404  
Document Ref 9931/pjar

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4	Calculation of exposure	6
5	BT Cellnet base station at 9 Wilbraham Place	7
6	Conclusions	9
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## 1 Introduction

- 1.1 At the request of BT Cellnet, a risk assessment of the use of a mobile phone base station at 9 Wilbraham Place has been carried out.
- 1.2 BT Cellnet are proposing to install new transmitters at 9 Wilbraham Place (Sloane Street/ cell reference 32404) and in support of their proposal they have provided details of the power output and spatial distribution of the signal from their antenna installations, and drawings of the site and location.
- 1.3 Their data were used to calculate the maximum power density in the vicinity of the base station. This was then compared with the guidance provided by the National Radiological Protection Board (NRPB) and the International Commission on non-ionising radiation (ICNIRP) on this subject. The NRPB is the UK advisory body on the safety of non ionising radiation.

## 2 Operation of mobile phone base stations

- 2.1 Mobile phone base stations are low power radio transmitters with antennae mounted on either metal towers or buildings. Radio signals are fed from transmitters through cables to the antennae and the then launched as radio waves into the area or cell around the base station. Two types of antennae are used for transmission; pole shaped antennae are used to communicate with mobile telephones and dish antennae communicate to other base stations and link the network together.
- 2.2 The transmissions from any particular base station are variable and dependent upon the number of calls and the number of transmitters in operation. In general the following points are relevant to the exposure of people to radio waves emitted by base stations.
  - The antennae are the sources of the radiated signals and operate at power levels consistent with their aim of communicating over short distances. Typical power levels are not more than a few tens of watts.
  - The power is radiated in beams which are essentially directed towards the horizon with a slight downward tilt.
  - The beams from the antennae tend to spread out with distance and will be incident at ground level at distances of greater than a few tens of metres from the antennae. The radio wave levels at these distances are much reduced from those directly in front of the antennae and should be below guideline levels.

- There may be regions within a few metres directly in front of the antennae where radio wave levels can exceed guidelines. These regions should be designated as exclusion zones and access to them strictly controlled.
- Radio wave levels in regions normally accessible to the public should be below, and usually well below, guideline levels. •

Emissions from dishes (as opposed to pole antennas) are designed to provide line of sight links and have narrow directional beams which should not come into contact with publicly accessible areas.

2.3 All mobile phone networks in the UK currently operate to a standard known as Global System for Telecommunications (GSM) which employs digital technology. An earlier, analogue system is still in use but is being phased out over the next few years. A third generation of mobile telecommunications technology is now being installed, known as Universal Mobile Telecommunication System (UMTS). This application concerns the installation of both GSM and a third generation (3G) transmitters.

2.4 GSM uses two frequency bands. Vodafone and Cellnet use GSM 900 base stations operating close to 940 MHz, and Orange, Cellnet and One 2 One use GSM 1800 operating close to 1840 MHz. UMTS operates at 1885 – 2010 MHz and 2110 – 2200MHz.

### 3 Health precautions

3.1 There is consensus amongst international bodies that exposure guidelines for radio waves should be set to prevent adverse health effects caused by either whole or partial body heating. Some of the energy in the radio waves emitted by mobile phones is absorbed in the head of the user, mostly in superficial tissues. Exposure guidelines relevant to mobile phones are therefore expressed in terms of absorbed energy in a small mass of tissue in the head. The limit for exposure of the head adopted by the UK government is 0.1 watt absorbed in any 10g of tissue (time averaged over 6 minutes). Calculations show that this could result in a maximum rise in temperature of less than 1°C in the head even after prolonged exposure. It is worth noting that the user of a mobile phone receives a far greater localised exposure from the phone itself than general exposure from a nearby base station.



- 3.2 At positions where the public are normally exposed to fields from base station antennae exposure is more likely to be more uniform over the whole body. The restriction averaged over the whole body mass is 0.4 watts per kilogram (time averaged over 15 minutes). The radio waves produced by transmitters are sufficiently weak that the guidelines can only be exceeded if a person is able to approach to within a few metres directly in front of the antennae.
- 3.3 Concerns about other, so-called athermal, effects arising from exposure to mobile phone frequencies have also been raised. These include the suggestions of subtle effects on cells that could have an effect on cancer development or influences on electrically excitable tissue that could influence the function of the brain and nervous tissue.
- 3.4 Radio waves do not have sufficient energy to damage genetic material (DNA) in cells directly and cannot therefore cause cancer. There have been suggestions that they may be able to increase the rate of development of cancer. However, the evidence from biological studies on possible effects on tumour promotion or progression, including work with experimental animals, is not convincing. Further research into all these areas is however needed and is currently being undertaken.
- 3.5 In May 2000 the Independent Expert Group on Mobile Phones, chaired by Sir William Stewart, issued its report on mobile phones and health (Ref 1). The conclusions of the expert group were many and far ranging but in relation to health they may be summarised as follows:
- The balance of evidence to date suggests that exposures to RF radiation below NRPB and ICNIRP guidelines do not cause adverse health effects to the general population.
  - There is scientific evidence which suggests that there may be biological effects occurring at exposures below these guidelines, although this does not necessarily mean that these effects lead to disease or injury.
  - In view of this they recommend that a precautionary approach be taken until more detailed and scientifically robust information on any health effects becomes available.
  - As a precautionary approach it is recommended that The ICNIRP guidelines for public exposure be adopted for use in the UK rather than the NRPB guidelines.

These are shown in the following table.

Power density restrictions( $\text{Wm}^{-2}$ ) advised by NRPB and ICNIRP guidelines

Guidelines	GSM 900 (BT Cellnet GSM)	GSM 1800	UMTS 2110 (BT Cellnet 3G)
NRPB (all people)	35	100	100
ICNIRP occupational	23	45	50
ICNIRP public	4.6	9	10

## 4 Calculation of exposure

4.1 Several different approaches to the calculation of the exposure of a person in the vicinity of a transmitting antenna are possible. In general, the simpler the calculation approach used, the more conservative will be the outcome and the greater the compliance distance that will result.

4.2 The simplest approach is what is known as a far field power density calculation (Ref.2). If the total power fed into an antenna, and the antenna gain are known, it is possible to calculate power density in the main beam by assuming an inverse square law dependence upon distance at all distances from the antenna. This will overestimate power density in directions other than the main beam because the antenna gain is less in these directions. It will also overestimate power density at short distances generally within 10 metres of the antenna. Thus the following equation may be used to calculate the power density S

$$S = \frac{P_{\text{rad}}G}{4\pi d^2}$$

where d is the distance from the antenna,  $P_{\text{rad}}$  is the total radiated power and G is the antenna gain.

4.3 If the detailed electrical structure inside an antenna is known, a much more precise calculation of power density becomes possible, known as a near field calculation. This also enables a much more precise calculation of the variation in power density at all distances and in all directions.

4.4 The most rigorous method of calculating exposure is by direct evaluation of SAR. This may be accomplished by setting up a computer model of the antenna and of the human body and counting fully for the electromagnetic coupling between them.

- 4.5 Both of these last two methods require a detailed knowledge of the structure of the antenna which is not generally available, and in the case of the latter, a sophisticated computer model.
- 4.6 This assessment is therefore based upon the far field method and, although the results may not be as accurate as other methods, they will always tend to overestimate exposure and thus err on the side of caution.

## 5 BT Cellnet base station at 9 Wilbraham Place

- 5.1 BT Cellnet have provided the following information regarding their network generally and the proposed installation 9 Wilbraham Place, Belgravia, London SW1X 9AE specifically.
- 5.2 According to this information schedule, the current proposal will involve the installation of antennas which will be located on the roof of a tall building. These will be connected to transmitters housed in a cabin nearby. The cabins do not emit any radiation themselves. They are screened to prevent the passage of radio waves in order to minimise the possibility of interference with the signal.
- 5.3 The 'worst case' maximum operating power of each antenna element has been provided by BT Cellnet and is given in the following table:

Sector	No Channels	Frequency MHz	ICNIRP Limit	Max EIRP	mWatts/Ch	Watts Total	Distance squared	Combined zone (metres)	exclusion
1	4	900	4.6	53	199526.23	798.10	13.81		
1	2	1800	9	53	199526.23	399.05	3.53		
1	2	2110	10	50	100000.00	200.00	1.59		
Sum							18.93	4.35	

- 5.4 Application of the far field exposure equation given in 4.3 shows that the distance from the front of any antenna beyond which the ICNIRP public exposure guideline will not be exceeded is 4.35 metres. This figure takes into account the emissions from all the Cellnet antennas in that sector.
- 5.5 Further information supplied regarding elevation and azimuthal radiation patterns indicates that the power densities in other directions to each side, above and below and behind the antenna will be considerably less.

- 5.6 For example the majority of the power in the beam from each antenna may be considered to be projected out from the antenna with an angular dispersion of  $10^\circ$  in the vertical (elevation) plane and  $120^\circ$  in the horizontal (azimuthal) plane. Outside these limits the power and hence the corresponding segregation distance will be considerably reduced. At an elevation angle of  $20^\circ$  the power density is reduced by a factor of 50 and at an azimuthal angle of  $90^\circ$  by a factor of 100. Immediately behind the antenna the power density is reduced by a factor of 1000.
- 5.7 The antennas are mounted at heights of approximately 23.3m above ground level. The nearest adjacent building is in excess of 4.35 metres distant. Since the antennas are designed to project out into free space from the sides of the building it is difficult to conceive of a situation where any maintenance worker could be exposed to the beam.
- 5.8 It is recommended that access to the roof is restricted and that an appropriate safety sign is to be placed at the point of access. Access to sites should be restricted to authorised personnel only. If access to the restricted zone is required, there ought to be a procedure for the relevant Network Management Centre to switch off the RF source.
- 5.9 It is noted from the plans that there are no publicly accessible areas within 4.35 metres of the antennas and the nearest occupied area is considerably further away. No member of the public will therefore receive an exposure in excess of the ICNIRP level and at ground level or in nearby tall buildings the exposure would be several orders of magnitude lower.
- 5.10 The base station is designed to transmit radio signals into three sectors. Sector 1 is to the west bearing  $290^\circ$ , sector 2 is to the northeast bearing  $050^\circ$  and sector 3 is to the south bearing  $170^\circ$ . The nearest buildings in each sector have been identified and the power density at those locations together with the corresponding percentage of the ICNIRP guidance level are shown in the following table:

Sector	No Channels	Frequency MHz	ICNIRP Limit	Max EIRP (dB)	mWatts per Channel	Watts Total	Nearest Dwelling	Distance metres	Power density W/m <sup>2</sup>	Percentage of ICNIRP Guideline
1(W)	4	900	4.6	53	199526.23	798.10	8 Ellis Street	25	0.1016	2.2091
1(W)	4	1800	9	53	199526.23	798.10	8 Ellis Street	25	0.1016	1.1291
1(W)	2	2110	10	50	100000.00	200.00	8 Ellis Street	25	0.0255	0.2546
2 (NE)	4	900	4.6	53	199526.23	798.10	1-12 Sloane Gate Mansions	40	0.0397	0.8629
2 (NE)	4	1800	9	53	199526.23	798.10	1-12 Sloane Gate Mansions	40	0.0397	0.4411
2 (NE)	2	2110	10	50	100000.00	200.00	1-12 Sloane Gate Mansions	40	0.0099	0.0995
3 (S)	4	900	4.6	53	199526.23	798.10	01 Wilbraham Mansions	17.5	0.2074	4.5083
3 (S)	4	1800	9	53	199526.23	798.10	01 Wilbraham Mansions	17.5	0.2074	2.3043
3 (S)	2	2110	10	50	100000.00	200.00	01 Wilbraham Mansions	17.5	0.0520	0.5197

## 6 Conclusions

- 6.1 The combined power density of all the radio waves beyond 4.35m in front of the antennas will be below the NRPB guidance level of  $100\text{Wm}^{-2}$ , and the ICNIRP guidance level for public exposure of  $10\text{Wm}^{-2}$ . The plans of the installation show no publicly accessible areas within 4.35m of the antennas.
- 6.2 Provided the access to the antennas is controlled by some physical means eg a locked off area, fences, barriers etc. and safety signs in accordance with the operator's safety documents are displayed, the safety of the public should not be compromised.

## 7 References

1. Mobile Phones And Health, The Independent Expert Group On Mobile Phones, Chairman Sir William Stewart
2. Exposure To Radio Waves Near Mobile Phone Base Stations, S M Mann, T G Cooper, S G Allen, R P Blackwell, A J Lowe; NRPB-R321

### *Quality Statement*

*"We confirm that in preparing this report we have exercised all reasonable skill and care. Unless specifically assigned or transferred within the terms of the agreement, the consultant asserts and retains all Copyright, and other Intellectual Property Rights, in and over the report and its contents"*

## **APPENDIX 9**

### **Copies of Correspondence relating to a Possible Request for Further Technical Information from the Environment Department**



waldon



Waldon Telecom Ltd  
Centennium House  
Pyrford Road  
West Byfleet  
Surrey  
KT14 6LD

Tel: 01932 411011

Fax: 01932 411012

Email: [enq@waldontelecom.com](mailto:enq@waldontelecom.com)

Website: [www.waldontelecom.com](http://www.waldontelecom.com)

## Fax Cover Sheet

To:	Ms A Salmon	From:	Alastair Watts
Fax:	020 7361 3463	Pages:	1 (one) including cover sheet
Phone:	020 7361 2085	Date:	11/04/2002
Re:	BT Cellnet - 9 Wilbraham Place	CC:	

☒ Urgent    ☐ For Review    ☐ Please Comment    ☐ Please Reply    ☐ Please Recycle

Dear Ms Salmon

Further to our meeting yesterday in relation to my client's proposal for the above property, please could you send me the list of information required by your environmental department as soon as possible. Now that you have made us aware that this information is required by the Council, I will ensure that you receive it within a handful of days.

Many thanks for your continued attention in this matter.

Yours sincerely,

Alastair Watts

208

waldon



Waldon Telecom Ltd  
Centennium House  
Pyrford Road  
West Byfleet  
Surrey  
KT14 6LD

Tel: 01932 411011

Fax: 01932 411012

Email: [eng@waldontelecom.com](mailto:eng@waldontelecom.com)

Website: [www.waldontelecom.com](http://www.waldontelecom.com)

## Fax Cover Sheet

To: Ms A Salmon

From: Alastair Watts

Fax: 020 7361 3463

Pages: 1 (one) including cover sheet

Phone: 020 7361 2085

Date: 17/04/2002

Re: BT Cellnet - 9 Wilbraham Place

CC:

☒ Urgent

☐ For Review

☐ Please Comment

☐ Please Reply

☐ Please Recycle

Dear Ms Salmon

Further to my fax of the 11<sup>th</sup> April, please could you forward to me the list of information required by your Environmental Department to enable us to fully support our current planning application.

My email address is: [Alastair.watts@waldontelecom.com](mailto:Alastair.watts@waldontelecom.com) if this is more convenient.

Many thanks for your continued attention in this matter.

Yours sincerely,

Alastair Watts

256





RDC

230472002

9 WILBROTHAM PLACE  
SW1.





CELL REF	32404	BUILDING	9 Wilbraham Place
----------	-------	----------	-------------------

South Elevation. One sector.



South Elevation



EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		28 FEB 2002			PLANNING	
	C	SW	SE	APP	IO	REC
		ARB	FPLN	DES	FEES	

CELL REF	32404	CELL NAME	9 Wilbraham Place
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North Elevation. Two sectors.



North Elevation

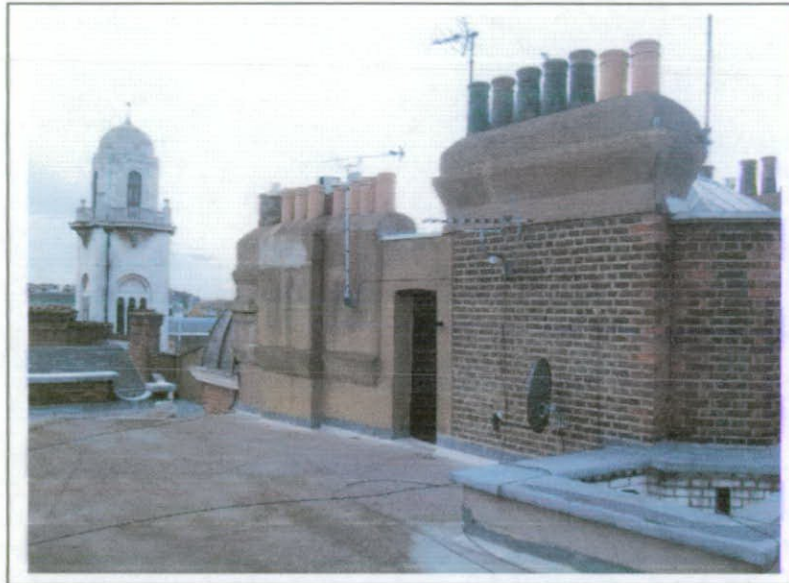


EX	HDC	TP	CAC	AD	CLU	AO
DIR						AK
R.	28 FEB 2002				PLANNING	
K.						
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEE



CELL REF	CELL NAME
----------	-----------

General View of Rooftop, showing existing aerals and satellite dish.



Alternative view of rooftop, showing lightwell.



CELL REF	CELL NAME
----------	-----------

Rooftop alcove providing proposed location for equipment cabinets.



View from Sloane Street







