



INSTITUTE OF HISTORIC BUILDING CONSERVATION

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Dear Sir

The Building Regulations and Electronic Communications Services (Broadband)

I refer to your invitation to comment on the above document.

The Institute of Historic Building Conservation is the professional institute, representing conservation professionals in the public and private sectors in the United Kingdom and the Republic of Ireland. It has around fourteen hundred members divided between fourteen branches. The Institute exists to establish the highest standards of conservation practice, to support the effective protection and enhancement of the historic environment, and to promote heritage-led regeneration and access to the historic environment for all.

The main concerns of the Institute in regard to this consultation are the potential impacts on Listed Buildings and Conservation Areas of the installation of broadband services. There does not appear to be any mention of such matters in the consultation document. The main application of these concerns would be under the proposed Part Q in relation to the provision of services for an existing listed building where there is a material change of use so that:

- (a) the building is used as a dwelling, where previously it was not;
- (b) the building contains a flat where previously it did not; (Paras. 38 and 39)

Listed Building Consent would be required where such installations affected the character of the listed building as a building of architectural or historic interest and would cover those aspects of the installation internally and externally which were attached to the building or which affected any boundary walls. The means of supply from the Terminal Chamber to the external terminal box which would be below ground is unlikely to need planning permission but because it forms part of a system which is attached to the building would form part of any listed building consent application. This would allow any questions of the disturbance of archaeological remains to be addressed.

For unlisted buildings in conservation areas no planning permission would be required. The external terminal box would usually be considered *de minimis*. If, however, options 3, 4 and 5 were to be chosen to meet some or all of the requirements Q1, Q2, and Q3 in Para. 40 then an aware conservation officer might be able to informally negotiate a less obtrusive solution to the building in liaison with building control officers at the planning application stage for the change of use. Similarly,

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building control officers as part of “joined up thinking” could be advised to consult with planning officers for unlisted buildings were Part Q to be brought into operation.

Where a satellite dish or antenna would be the portal for broadband provision listed building consent would be required. For an unlisted building in a conservation area planning permission may or may not be required depending on the requirements of the Town and Country Planning (General Permitted Development) Order 1995. The ODPM is currently consulting on “Satellite Dishes and Other Antenna: - Consultation on Possible Changes to Planning Regulations”. The Institute will also be responding to that consultation.

The points above are the issues that strike the Institute from its perspective. The Institute does not have information on which to give a view in the terms of Para 15 of the consultation document. Neither does it have particular views on the various options identified in Para.31.

Thank you for the opportunity to comment on this document.

Yours faithfully

Dave Chetwyn
Consultations Secretary