

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03032/TD	Installation of a 10m high building mounted mast and aerial for FM radio broadcasting transmission (description amended 09.02.2026).	Letchworth Cricket Club Whitethorn Lane Letchworth Garden City Hertfordshire

Submitted Plan Nos

Proposed Elevations Existing Site Plan Proposed Site Plan Rev A Location Plan Existing Elevations

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – 19 received in objection and 1 in support. The objections are summarised as follows:

- Visual Harm / unsightly / eyesore / overbearing / no shielding
- Harm to local character
- Impact on neighbouring amenity
- Unsuitable location
- Lack of demonstrated need
- Cumulative impact of other masts in the area
- Radiation harm to children and families
- Too tall
- Electrical interference

No comment was made under the representation in support.

3.2 **Letchworth Garden City Heritage Foundation** – None received.

3.3 **Environmental Health** – No Objection.

3.4 **Hertfordshire Highways** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is a detached two storey building within the north-west corner of a sports ground between Whitethorn Lane, Brandles Road, Howards Wood / Drive and Newlands in a residential part of Letchworth Garden City.

4.2 **Proposal**

4.2.1 The application proposes the installation of a 10m high building mounted mast and aerial for FM radio broadcasting transmission (description amended 09.02.2026).

4.2.2 This application has been assessed against the General (Permitted Development) Order 2015 Schedule 2, Part 16; Class A – Communications. As such, the proposal constitutes ***Class A (a) - the installation, alteration or replacement of any electronic communications apparatus.***

A.1. *Development not permitted: building-based apparatus other than small antenna and small cell systems*

(2) Development consisting of the installation, alteration or replacement of electronic communications apparatus (other than small antenna and small cell systems) on a building is not permitted by Class A(a) if—

(a) the height of the electronic communications apparatus (taken by itself) would exceed—

- (i) 15 metres, where it is installed on a building which is 30 metres or more in height; or**
- (ii) 10 metres in any other case;**

(b) the highest part of the electronic communications apparatus when installed, altered or replaced would exceed the height of the highest part of the building by more than—

- (i) 10 metres, in the case of a building which is 30 metres or more in height;**
- (ii) 8 metres, in the case of a building which is more than 15 metres but less than 30 metres in height; or**
- (iii) 6 metres in any other case;**

(c) in the case of the installation, alteration or replacement of a mast on a building which is—

- (i) on article 2(3) land or land which is, or is within, a site of special scientific interest; and**
- (ii) less than 15 metres in height,**

the mast would be within 20 metres of the highway (unless the siting remains the same and the dimensions of the altered or replaced mast are no greater);]

(d) in the case of the installation, alteration or replacement of an antenna on a building (other than a mast) which is less than 15 metres in height; on a mast located on such a building; or, where the antenna is to be located below a height of 15 metres above ground level, on a building (other than a mast) which is 15 metres or more in height—

- (i) the antenna is to be located on a wall or roof slope facing a highway which is within 20 metres of the building on which the antenna is to be located;**
- (ii) in the case of dish antennas, the size of any dish would exceed 0.9 metres or the aggregate size of all the dishes on the building would exceed 4.5 metres, when measured in any dimension;**
- (iii) in the case of antennas other than dish antennas, the development would result in the presence on the building of—**

(aa) more than 3 antenna systems; or

- (bb) any antenna system operated by more than 3 electronic communications code operators; or
- (iv) the building is a listed building or a scheduled monument;
- (e) in the case of the installation, alteration or replacement of an antenna on a building (other than a mast) which is 15 metres or more in height, or on a mast located on such a building, where the antenna is located at a height of 15 metres or above, measured from ground level—
 - (i) in the case of dish antennas, the size of any dish would exceed 1.3 metres or the aggregate size of all the dishes on the building would exceed 10 metres, when measured in any dimension;
 - (ii) in the case of antennas other than dish antennas, the development would be on a building which is less than 30 metres in height and would result in the presence on the building of—
 - (aa) more than 5 antenna systems; or
 - (bb) any antenna system operated by more than 3 electronic communications code operators; or
 - (iii) the building is a listed building or a scheduled monument; or
- (f) in the case of the installation of an antenna on electronic communications apparatus on a building on article 2(3) land—
 - (i) the size of any dish antenna to be installed would exceed 0.6 metres or the number of dish antenna which have been installed on the building since 21st August 2013 would exceed 3; or
 - (ii) the height of any antenna other than dish antenna to be installed would exceed 3 metres, or the number of such antennas which have been installed on the building since 21st August 2013 would exceed 3.

4.2.3 Conditions A2 (3) states: ***Subject to sub-paragraph (5), Class A development—***

- (a) ***on article 2(3) land, excluding development specified in sub-paragraph (4);***
- (b) ***on land which is, or is within, a site of special scientific interest; F14...***
- (c) ***on unprotected land where that development consists of—***
 - (i) ***the installation of a mast, other than the installation of a mast on a building where the height of the mast (including any antenna and supporting apparatus) does not exceed the height of the highest part of the building by more than 6 metres];***
 - (ii) ***the alteration or replacement of a mast, other than on a building, which, when completed—***

- (aa) *is taller than the mast which existed prior to such alteration or replacement; and*
 - (bb) *exceeds a height of [25] metres above ground level excluding any antenna;*
 - (iia) *the alteration or replacement of a mast, other than on a building,] which—*
 - (aa) *is less than one metre wide where the mast would, when altered or replaced, exceed the original width of the mast by two thirds; or*
 - (bb) *is one metre wide or wider where the mast would, when altered or replaced, exceed the original width of the mast by more than one half or 2 metres, whichever is the greater; or]*
 - (iii) *the construction, installation, alteration or replacement of radio equipment housing, where the volume of any single development, other than a single development within a permitted compound,] exceeds 2.5 cubic metres*
- (d) *on a highway where that development consists of—*
- (i) *the alteration or replacement of a mast, other than on a building, which, when completed—*
 - (aa) *is taller than the mast which existed prior to such alteration or replacement; and*
 - (bb) *exceeds a height of 20 metres above ground level excluding any antenna;*
 - (ii) *the alteration or replacement of a mast which—*
 - (aa) *is less than one metre wide where the mast would, when altered or replaced, exceed the original width of the mast by two thirds; or*
 - (bb) *is one metre wide or wider where the mast would, when altered or replaced, exceed the original width of the mast by more than one half or 2 metres, whichever is the greater; or*
- (e) *which consists of the installation, alteration or replacement of a mast on a defence safeguarding area].*
- is permitted subject, except in case of emergency (in which case only paragraph A.3(12) applies), to the conditions set out in paragraph A.3 (prior approval).*

4.2.4 The proposed mast would be affixed to the cricket club building and would be approximately 9.3m tall, exceeding the roof by approximately 4.35m. It would be comply with the criterion of A.1 (2) and would fall within the described category of A2 (3) (c) (i). As such, the development is

permitted subject to the prior approval from the Local Planning Authority. Therefore, the proposal will be assessed on the siting and appearance of the development.

4.3 **Key Issues**

- 4.3.1 The key issues in this case are the siting and appearance of the proposed development and the impact it has on the area.
- 4.3.2 Paragraph 119 of the NPPF states that *“Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections”*. Paragraph 120 states that *“Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate”*.
- 4.3.3 The application site is a two-storey detached building within a recreation ground. As such, the proposed development would be highly visible to users of the grounds and through the skygap between Nos. 13 and 23 Whitethorn Lane, above the bowling green.
- 4.3.4 The proposed mast is a lightweight lattice design which would reduce its visual bulk. Given the presence of floodlight poles within the vicinity, I do not consider that the proposed mast would appear out of context.
- 4.3.5 Occupiers of nearby residential properties will be subject to some impact as a result of the height of the mast. Given that there is some distance from the proposed position of the mast and its associated equipment, the proposed colour and finish will match that of existing street furniture and so any impact is not considered to be significant.
- 4.3.6 The reasons for the application by the applicant are to increase FM Transmission coverage, which in general terms would bring benefits to people, businesses, and the economy.
- 4.3.7 There have been numerous objections received from nearby residents, some of which have been addressed above. Regarding the other comments received, the applicant has submitted the necessary ICNIRP certificate which demonstrates that the development will not be harmful to health, while concerns relating to property values are not material planning considerations.
- 4.3.6 HCC Highways have not commented on the application. Given the distance of approximately 55m to the nearest highway (Whitethorn Lane), the proposal is unlikely to affect any highway users.

4.4 **Conclusion**

- 4.4.1 It is considered that the siting and appearance of the proposed development is acceptable.

5.0 **Recommendation**

5.1 That prior approval be **GIVEN**.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 16 March 2026	