

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01582/EC	Cabling works.	Barclays Bank 5 - 6 High Street Hitchin Hertfordshire SG5 1BH

Submitted Plan Nos

1.0 Policies

2.0 Site History

2.1 Various.

3.0 Representations

3.1 NHDC Conservation Officer.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site refers to 5-6 High Street which is Grade II Listed, and it is within the Hitchin Conservation Area. The cabling will run from outside 37 Hermitage Road to 5-6 High Street, also within the Conservation Area.

4.2 Proposal

4.2.1 The supporting letter details BT's intention to install fixed line broadband electronic communications apparatus under Regulation 5, detailed as:

"CABLING WORK OF AROUND 1300M OF FIBRE CABLE TNODE FROM GROUND 0/S 37, HERMITAGE ROAD, GRID REF: 518677,229256 TO CUSTOMER SITE FIRST FLOOR SERVER ROOM, BARCLAYS BANK PLC, 5-6, HIGH STREET, HITCHIN, SG5 1BH, GRID: 518381,229123 AND

CUSTOMER WILL RUN THE INTERNAL CABLE TO THE SITE LOCATION, INT 5-6, HIGH STREET, HITCHIN, SG5 1BH, GRID: 518386,229126”

- 4.2.2 The application gives the Local Planning Authority formal notification in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003. The proposals are stated to constitute permitted development.

4.3 **Key Issues**

- 4.3.1 The key issues in this case are whether the proposed works would constitute permitted development in line with the relevant section in the General Permitted Development Order (GDPO) 2015 as amended.
- 4.3.2 The covering letter submitted with the application refers to a plan indicating the approximate position for the proposed apparatus. No plan was submitted with the application, only photographs of the inside of the building 5-6 High Street. An email was sent to the applicant on 6th July requesting submission of the plan showing the extent of the cabling from 37 Hermitage Road to first floor 5-6 High Street. No response was received.
- 4.3.3 Insufficient details have therefore been submitted to allow a decision to be made. As such, the Local Planning Authority objects to the proposal on the basis of insufficient information to enable to Local Authority to make a decision.
- 4.3.4 As the proposed works are to a Listed building, advice was sort from the Conservation Officer who stated that *“from what I can tell from photos and previous involvement the cabling work will not affect historic fabric. If that is the case I have no comments to offer.”*

4.4 **Conclusion**

- 4.4.1 It is the responsibility of the operator to ensure that works are permitted development by virtue of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 16, Class A (as amended). If the operator wishes for a formal determination of this, then it is advised they apply to the Local Planning Authority for a Lawful Development Certificate for the proposal.

5.0 **Recommendation**

- 5.1 Objection.

1. Insufficient details have been submitted to allow a decision to be made. As such, the Local Planning Authority objects to the proposal on the basis of insufficient information to enable to Local Authority to make a decision.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 22 July 2026	