cornerstone

AVISON YOUNG

Our ref: CS 11138925

06 June 2025

The Chief Planning Officer
North Hertfordshire District Council
Development and Conservation
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Nottingham
NG6 6DH

Avison Young
6th Floor
11 York Street
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By Email: planning.control@north-herts.gov.uk

BY RECORDED DELIVERY

Dear Sir/Madam,

NOTIFICATION UNDER THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND RESTRICTIONS) REGULATIONS 2003 (AS AMENDED) TO UTILISE PERMITTED DEVELOPMENT RIGHTS AT IVY FARM, BALDOCK ROAD, ROYSTON, HERTFORDSHIRE, SG8 9NU (NGRs: E 534405 / N 240925)

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Please accept this letter and its enclosures as formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended).

No fee is required for this notification.

Cornerstone intend to utilise their permitted development rights as defined in Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposals contained herein constitute permitted development under Class A of Part 16.

The proposal is to install electronic communications apparatus/development ancillary to radio equipment housing on behalf of Cornerstone.

Description of Development: Removal of existing 20m high monopole with headframe, 3no. existing antennas and 1no. existing cabinet and installation of new 22.5m high pole with headframe, 9no. new antennas and 3no. new cabinets and ancillary works thereto.

For the avoidance of doubt this letter does not constitute:

- An application for a determination as to whether the prior approval of the Authority will be required to siting and appearance; or
- An application for planning permission

The proposed installation comprises:

- Removal of 20m high monopole with headframe, 3no. antennas and 1no. cabinet
- Installation of 22.5m high monopole with headframe, 9no antennas and 3no. cabinets
- Other associated ancillary development including:
    - RRUs
    - ERS units
    - GPS Node

As a licensed code operator, a minimalistic approach to design is adopted in every instance to ensure that the least impactful scheme is pursued to ensure the site's overall visual appearance is kept to a technical minimum whilst ensuring the technical objectives of the works remain achievable. Within the technical parameters of each site's requirements, the operator seeks to maintain the minimum level of equipment and scale of works as far as practicable.

Matters of siting and appearance are taken into consideration in the designing of the proposed works which are demonstrable in this instance given the minor scale of the development.

In this instance a replacement mast is required to provide sufficient support for the required upgrade technologies. A minor height increase of approximately 2 metres is required to ensure correct signal propagation towards the target coverage area as well as ICNIRP compliance. This proposed mast height and equipment have been kept to a technical minimum to preserve existing visual amenity whilst also ensuring the necessary upgrade objectives remain achievable. It is essential for the site's functionality that the antennas can be positioned at an adequate height above surrounding natural and built form to ensure correct signal propagation and intervening features such as trees and buildings can block signals. The replacement monopole and cabinets are sited within the same equipment footprint. The proposed apparatus is positioned conscientiously in a seamless line of street furniture that maintains existing highway safety. Taken as a whole the works are capable of assimilating into the surrounding environment.

The proposed cabinets are positioned together within a consolidated footprint which demonstrates an efficient use of land space that enhances the site's simplicity and tidiness to minimise the overall visual impact.

Within the context of the immediate surroundings the extent of proposed changes would be nominally felt, thus preserving the existing character and setting of the surrounding area.

It will be located as marked on the attached drawings at:

Ivy Farm, Baldock Road, Royston, Hertfordshire, SG8 9NU

It will deliver public benefit in terms of the mobile services it will provide.

We also enclose an ICNIRP Declaration and drawing no's 100, 200, 201, 300, 301 – Rev 1A.

We trust that this information is useful in assisting you to maintain an accurate and up to date register of telecommunications installations. My clients are eager to initiate early development in order to integrate the radio base station at the above location. We would be grateful if you could provide your acknowledgement that the proposed electronic communications apparatus/development ancillary to radio equipment housing is permitted development at your earliest convenience. Consultation letters have also been issued to local ward councillors and the town/parish council as noted in the attached Consultation Plan. Any relevant comments received from these parties will be forwarded to the Council for consideration.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CS 11138925).

Yours faithfully,

V. Campbell

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(for and on behalf of Cornerstone)

Enc. Drawings
ICNIRP Declaration & Clarification Statement
General Background Information for Telecommunications Development
Consultation Plan