

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02044/EC	Removal and replacement of 3no antennas, installation of 1no cabinet and GPS along with associated equipment works following removal of existing cabinet	Telecommunications Equipment At Land West Of Therfield Water Tower Kelshall Tops Therfield Hertfordshire

Submitted Plan Nos

002 Site Location 100 Existing Site Plan 150 Proposed Site Plan 200 Existing Site Elevation 250
Proposed Site Elevation

1.0 Policies

2.0 **Relevant Site History**

2.1 Extensive site history relating to telecommunications development.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies on the western side of the village of Therfield.

4.2 **Proposal**

4.2.1 The application proposes the removal and replacement of 3no antennas, installation of 1no cabinet and GPS along with associated equipment works following removal of existing cabinet.

4.2.2 No details of the size of the proposed cabinet are provided, however this would be sited within an existing compound and would usually be typically less than 1.5m² which is permitted development.

4.2.3 The application gives the Local Planning Authority formal notification in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended).

4.2.4 The proposal is 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 of the General Permitted Development Order (GDPO) 2015 (as amended).

4.3.2 I refer to the notice and submitted plans, received on 14th August 2026, sent in accordance with Regulations 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended).

4.3.3 The proposed work is understood to be permitted in line with Part 16, Class A of the GDPO (as amended), and as such would be considered as permitted development.

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 No objection.

Signed  Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 21 August 2026	