

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02751/EC	Install LV underground cable and pole and stay (x2)	Land Adjacent To Red Brick Cottage The Street Kelshall Royston Hertfordshire SG8 9SQ

Submitted Plan Nos

8500295534 Proposed CAF Plan

1.0 Policies

2.0 Site History

2.1 24/02210/EC - Install LV underground cable and pole and No. 2 stay.

3.0 Representations

3.1 N/A

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site consists of a detached two storey dwelling on the north side of The Street within a residential part of Kelshall. The site is within Rural Area Beyond the Greenbelt.

4.2 Proposal

4.2.1 The application proposes the installation of underground cabling with two poles with stays. The cable would run underneath the dwelling known as Red Brick Cottage. The two poles would replace the existing and would retain the 9m height.

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 as amended.

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 I refer to the notice and submitted plans, received on 3rd December 2024, sent in accordance with Regulations 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 as amended.

4.3.3 I confirm that the Local Planning Authority has no objection to the siting and appearance of this proposal and that there are no conditions the Local Authority would wish to impose.

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 15, Class B and 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 	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Shaun Greaves Determining Officer	
Date: 17 December 2024	