

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01845/EC	Installation of telecommunications apparatus: 1no. Microwave dish and development ancillary reworks thereto.	Telecommunication Mast Hrt0295 At Land Rear Of Withstock Woods Dane Street Luton Central Bedfordshire LU2 8PF

Submitted Plan Nos

1205920_NHE065_16892_LU0407_M001_A - 002
1205920_NHE065_16892_LU0407_M001_A - 100
1205920_NHE065_16892_LU0407_M001_A - 150
1205920_NHE065_16892_LU0407_M001_A - 200
1205920_NHE065_16892_LU0407_M001_A - 250

1.0 Policies

2.0 Site History

- 2.1 **25/00196/EC** - Replacement of routers at antenna level, installation of 1no cabinet and associated ancillary works following the removal of existing cabinet.

No Objection

- 2.2 **22/00922/EC** - Removal of 3 No. antennas and the installation of 3 No. replacement antennas on existing lattice tower. Removal of 1 No. equipment cabinet and the installation of 2 No. equipment cabinets within existing compound.

No Objection

3.0 Representations

- 3.1 None.

4.0 Planning Considerations

4.1 **Site and Surroundings**

4.1.1 The site is an area of land on the east side of Chiltern Green Road, Luton.

4.2 **Proposal**

4.2.1 The application proposes the installation of telecommunications apparatus: 1no. Microwave dish and development ancillary reworks thereto.

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 I refer to the notice and submitted plans, received on 21st July 2025, 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 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	Development Management
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 Shaun Greaves Determining Officer	North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 August 2025	