

Correspondence Address:

Perry Williams Ltd
Dunkirk Avenue
Desborough
Northants
Hertfordshire
NN14 6DE
United Kingdom

Developer:

EE

PARTICULARS OF DEVELOPMENT

Application: 25/01258/TD

Proposal: The proposed upgrade of an existing telecommunications base station installation comprising the removal of the existing antennas from a 9m lamppost and 1 no existing equipment cabinets and replacement with a 20m monopole supporting 9 no antennas, with wraparound cabinet at the base, together with 2 no additional equipment cabinets and ancillary development thereto.

Location: Telecommunications Mast Hrt7007, Hawthorn Close, Hitchin, Hertfordshire

Plan Nos: 002 100 150 200 250

I refer to your notice of intention to install the above telecommunications apparatus, received by my Authority on 9th May 2025.pursuant to the provisions of Part 16 of schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Having considered the details which form part of this notification, I have concluded that the prior approval of the siting and appearance of the proposed development by the Authority is required in this case. The submitted details are considered sufficient for the Authority to assess the impact of the works upon the locality. However, on behalf of the Local Planning Authority I can confirm that the decision is to **REFUSE** to approve the siting and appearance of the above-mentioned apparatus for the following reasons:

1. In the opinion of the Local Planning Authority, the application site is inappropriate given its location within a dense residential area comprising largely of single-storey dwellings and would see the proposal become the most dominant structure in the immediate vicinity. Furthermore, the appearance of a 20.0 metre mast and the additional associated ground-based apparatus in this location would give rise to an increase in street clutter which would result in visual harm to residential amenity. The benefits of the proposal are not outweighed by the considered harm to the residential neighbourhood. Therefore, the proposal is deemed contrary to Section 10 and 12 of the NPPF (2024) and Policies SP9 and D1 and D3 of the North Hertfordshire Local Plan (2011-2031).

Signed:



Shaun Greaves
Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 26 June 2025

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

RIGHT OF APPEAL

If the applicant is aggrieved by the decision of the Local Planning Authority, they may, in accordance with Section 195 of the Act, appeal to the Secretary of State for the Environment within 12 weeks of the date of this notice. For further information and appeal forms, go to the following website:

<http://www.planningportal.gov.uk/planning/appeals>

Or contact the Planning Inspectorate Customer Services Team:

Phone: 0303 444 5000
Email: enquiries@planningportal.co.uk
Address: The Planning Inspectorate, Suite C, 4th Floor, Spectrum Building, Bond Street, Bristol, BS1 3LG

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.