

Our ref: 10779325

26/08/2025

BY TRACKED EMAIL

North Hertfordshire District Council,
Development and Conservation,
PO Box 10613,
Nottingham,
NG6 6DH

By Email: Planning.control@north-herts.gov.uk

United Living Connected
Building 4
Clearwater
Lingley Mere Business Park
Warrington
WA5 3UZ

Dear Sir/ Madam,

NOTIFICATION UNDER THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND RESTRICTIONS) REGULATIONS 2003 (AS AMENDED) TO UTILISE PERMITTED DEVELOPMENT RIGHTS AT Existing telecommunications base station at Knebworth Golf Club, Deards End Lane, Knebworth, Hertfordshire, SG3 6NA (NGR E: 524672 N: 220962)

Cornerstone is the UK's leading mobile infrastructure services company. Cornerstone acquires, manages, and owns over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. Cornerstone oversees 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 the 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.

In the first instance, all correspondence should be directed to the agent.

Cornerstone LPA Reg 5 Notification Letter (England) V.5 04.04.2022

Registered Address:

Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

Description of Development:

- The upgrade of the existing telecommunications base station to provide improved network coverage including 5G.
- 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:

The upgrade of existing telecommunications Base Station comprising the removal of 6 no. antennas and replacement with 6 no. antennas, installation of associated radio units and other ancillary works (upgraded radio equipment to be housed within the existing equipment cabinets)

The replacement apparatus proposed is at a minimum required to enable coverage requirements to be met and the visual impact of the development on the surrounding area will be minimised so far as practicable.

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

Existing telecommunications base station at Knebworth Golf Club, Deards End Lane, Knebworth, Hertfordshire, SG3 6NA (NGR E: 524672 N: 220962)

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

We also enclose an ICNIRP Declaration and drawing no's:

100A – Site Location Plan
200A - Existing Site Layout
201A - Proposed Site Layout
300A – Existing Elevation
301A - Proposed Elevation

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 is permitted development at your earliest convenience.

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Theale, Berkshire, RG7 4SA

Should you have any queries regarding this matter, please do not hesitate to contact me quoting cell number, 10779325.

Yours faithfully,



Morgan Thomas
Acquisition Coordinator
United Living Connected Ltd
E-mail: Morgan.Thomas@unitedliving.co.uk

(For and on behalf of Cornerstone)

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

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