

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02217/EC	Replacement of 3no. antennas at 17.05m and the installation of 6no. Routers with associated ancillary equipment on the tower tank and Installation of 1no. cabinet and 1no. GPS at ground level.	Telecommunications Mast 61052 Pirton Water Tower Priors Hill Pirton Hertfordshire

Submitted Plan Nos

1.0 Policies

2.0 Site History

2.1 Various applications for Electronic Communications Works.

3.0 Representations

3.1 N/A.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site comprises the water tower off Priors Hill, Pirton.

4.2 Proposal

4.2.1 The application proposes to upgrade existing equipment to a water tower.

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.

4.2.3 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 in the General Permitted Development Order (GDPO) 2015 (as amended).
- 4.3.2 I refer to the notice and submitted plans, received on 2 September 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  Tom Rea	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 18 September 2025	

