

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01866/EC	Notification under the electronic communications code regulations 2003 to utilise permitted development rights: Installation of telecommunications apparatus.	Telecommunications Mast Adjacent To Pumping Station London Road St Ippolyts Hertfordshire

Submitted Plan Nos

P1219-02-004-MD001B P1219-02-000-MD001B P1219-02-002-MD001B P1219-02-011-MD001B P1219-02-100-MD001B P1219-02-101-MD001B P1219-02-150-MD001B P1219-02-151-MD001B

1.0 Policies

2.0 Site History

- 2.1 25/01882/EC - Notification under the electronic communications code regulations 2003 to utilise permitted development rights: Replace existing equipment. – Pending

3.0 Representations

- 3.1 N/A.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The application site sits adjacent to the pumping station off London Road, St Ippolyts.

4.2 Proposal

- 4.2.1 The application proposes to upgrade existing equipment to a 15m lattice tower to and to upgrade surrounding equipment. Ancillary works.

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 29th 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  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Determining Officer	
Date: 21 August 2025	