

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00576/EC	The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) - Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus.	The Biggin Queen Street Hitchin Hertfordshire SG5 1AB

Submitted Plan Nos

Installation Details

1.0 Policies

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of the Listed Building The Biggin on Queen Street, Hitchin.

4.2 **Proposal**

4.2.1 The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) - Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus.

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.

4.3 **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 27th February 2025, sent in accordance with Regulations 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 as amended.
- 4.3.3 The site is a Grade II* Listed Building, so, it is recommended that a Certificate of Lawful Development is submitted and determined before any works commence on site to ascertain whether Listed Building Consent is required.

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  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 31 March 2025	