

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02361/EC	Upgrade of an existing telecommunications base station comprising the removal of 3no. antennas and replacement with 3no. antennas, together with the removal of 1no. existing cabinet and replacement with 1no. cabinet, and ancillary development thereto.	Telecommunications Equipment At Cumberlow Green Farm Cumberlow Green Rushden Hertfordshire SG9 0QD

Submitted Plan Nos

100 1A 200 1A 201 1A 300 1A 301 1A

1.0 Policies

2.0 **Site History**

- 2.1 18/02145/EC - Removal and replacement of three antennas on existing telecoms tower and installation of additional equipment. No objection.

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site lies within an existing telecommunications compound which Cumberlow Green Farm in the Rural Area beyond the Green Belt. On the opposite side of the road to the west is a Scheduled Ancient Monument (SAM) HT/109. The proposed works would not impact the SAM.

4.2 **Proposal**

- 4.2.1 The application proposes an upgrade of an existing telecommunications base station comprising the removal of 3no. antennas and replacement with 3no. antennas, together with the removal of 1no. existing cabinet and replacement with 1no. cabinet, and ancillary development thereto.
- 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 17th 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 24 September 2025	