

Our ref: CS 10714747

01 October 2025

The Chief Planning Officer
North Hertfordshire District Council
Development and Conservation
PO Box 10613
Nottingham
NG6 6DH

Avison Young
6th Floor
11 York Street
Manchester
M2 2AW

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

BY RECORDED DELIVERY

Dear Sir/Madam,

NOTIFICATION UNDER THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND RESTRICTIONS) REGULATIONS 2003 (AS AMENDED) TO UTILISE PERMITTED DEVELOPMENT RIGHTS AT HYDE HILL FARM, NEWMARKET ROAD, ROYSTON, HERTFORDSHIRE SG8 7LU (NGRs: E 537210 / N 240932).

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee 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 this 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: Removal of 6 no. existing antennas and installation of 6 no. new antennas, together with associated ancillary development.

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:

- Removal of 6 no. existing antennas
- Installation of 6 no. new antennas
- Other associated ancillary development including:
 - Internal upgrade of existing equipment cabinets
 - RRUs
 - GPS Node

As a licensed code operator, a minimalistic approach to design is adopted in every instance to ensure that the least impactful scheme is pursued to ensure the site's overall visual appearance is kept to a technical minimum whilst ensuring the technical objectives of the works remain achievable. Within the technical parameters of each site's requirements, the operator seeks to maintain the minimum level of equipment and scale of works as far as practicable.

Matters of siting and appearance are taken into consideration in the designing of the proposed works which are demonstrable in this instance given the minor scale of the development. In this instance an existing mast will be utilised and the proposed antennas will accommodate existing antenna locations at the top of the mast, which will retain the existing visual appearance of the site. Taken as a whole, the proposed antennas and ancillary equipment are small in scale, which will assimilate onto the tower with minimal visual impact.

Within the context of the immediate surroundings the extent of proposed changes would be nominally felt, thus preserving the existing character and setting of the surrounding area.

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

HYDE HILL FARM, NEWMARKET ROAD, ROYSTON, HERTFORDSHIRE SG8 7LU (NGRs: E 537210 / N 240932).

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

We also enclose an ICNIRP Declaration and drawing no's 100, 200, 201, 300, 301 – Rev A.

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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/development ancillary to radio equipment housing is permitted development at your earliest convenience. Consultation letters have also been issued to local ward councillors and the town council as noted in the attached Consultation Plan. Any relevant comments received from these parties will be forwarded to the Council for consideration.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CS 10714747).

Yours faithfully,



Michal Laskowski MRTPI
Planner, Technology

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(for and on behalf of Cornerstone)

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

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