



**Brighton & Hove
City Council**

City Development & Regeneration
Hove Town Hall
Norton Road
Hove BN3 3BQ

Benjamin Rowe
Town Planning Team, Cellnex UK,
4th Floor, R+, 2 Blagrove Street,
Reading,
RG11AZ

Date: 7 November 2022
Our Ref: BH2022/03179
Your Ref:
Officer Phone: 291075
Officer E-mail: rebecca.s.smith@brighton-hove.gov.uk

Dear Sir/Madam

Application No:	BH2022/03179
Site/Property:	Highcroft Lodge Highcroft Villas Brighton BN1 5PZ
Description:	Reference: 1999/519/EC Installation of 12no. antennas installed on pole mounted support structures in 3 separate locations across the rooftop of Highcroft Lodge to a maximum height of 24m.

I am writing in response to your notification under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) dated 10 October 2022.

Following review of the documentation submitted the development would not appear to comply with the requirements of Part 16, Class A of the Town and Country Planning (General Permitted Development (England) Order 2015 (as amended) for the following reasons:

1. The proposed development by virtue of the bulk and massing of the radio equipment and extent of the railings proposed would not represent permitted development as it would not be minimised in its effect on the appearance of the building as per the requirements of Schedule 2, Part 16, Class A.2(1) (a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

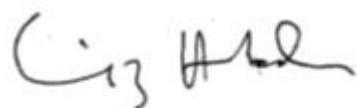
2. The proposed development by virtue of the bulk and massing of the radio equipment and extent of the railings proposed would not represent permitted development as the impact upon the street scene would not be minimised as per the requirements of Schedule 2, Part 16, Class A.2(1) (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). In particular the extent of the railings would be prominent in views up and down Highcroft Villas.

Please be advised that the Local Planning Authority retains the right to take appropriate Planning Enforcement action should the proposal, as installed, found to not be compliant with the relevant criteria. Any development should only take place subject to the conditions and limitations stated within Part 16.

We would be grateful if you could please confirm receipt of this response.

Telephone: 01273 290000
www.brighton-hove.gov.uk
Printed on recycled, chlorine-free paper

Yours faithfully

A handwritten signature in black ink, appearing to read 'Liz Hobden'.

Liz Hobden
Head of Planning
City Development and Regeneration