



Date Friday 01st March 2024

Our ref: 30702/GVM091

Gravesham Borough Council,
Planning Department,
Civic Centre,
Gravesend,
DA12 1AU

Via email: planning.validation@gravesham.gov.uk

Dear Sir/Madam,

Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for a proposed replacement MBNL Base Station.

Existing cell site:

MBNL GF site, B&S Motors, Vale Road, Gravesend, Kent, DA11 9QQ

Replacement cell site:

Streetworks mast, Vale Road, Gravesham, Kent, DA11 9RE

As a part of MBNL's on-going commitment to keep Local Planning Authorities informed of electronic communications development in their area, we can now provide details of our clients need to replace the existing cell site due to a Notice to Quit being served on the operators to allow the landlord to redevelop the site for which they previously received planning approval for (20190727) for which no provisions were made for a replacement site to maintain the existing network or increase capacity with the planned increase in population with this proposal.

We appreciate this proposal has been previously refused under the prior approval process as at that time it would have been a new site but with the changes in permitted development rights and the requirement now to replace a site, this proposal is again required and now benefits from permitted development rights as this is a direct replacement for the existing site in the same cell to maintain the existing coverage and capacity.

In accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) this letter provides formal advance notification in writing of one calendar month, of our intention to install replacement electronic communications when required. No fee is required for this notification.

MBNL intend to utilise permitted development rights as identified in Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended March 2022). The proposals contained herein constitute permitted development under Class A (a) of Part 16.



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 with regard to siting and appearance; or
- An application for planning permission

The proposed installation comprises –

Installation of a 20m SW site with ground-based cabinets

It will be located at:

Vale Road
Gravesham
Kent
DA11 9RE
NGR E:562865 N:273525

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number 30702/GVM091)

Yours faithfully,

G Oliver

George Oliver
Senior Planning and Acquisition Surveyor
Beacon Communications Ltd
For and on behalf of MBNL