



Delegated Report

Telecommunication Works Application

Planning Application No: 20251087

Location: Communications Station opposite Leander Dive, Thong Lane, Gravesend

Description: The Electronic Telecommunications Code (Conditions and Restrictions) Regulations 2003 (as amended) Regulation 5 Notice of removal and replacement of 3 antennas, removal of 2 RFC5906 cabinets, 1 komodo cabinet and 1 APM5930 cabinet, installation of 1 bowler cabinet and 1 RBS6130 cabinet, ancillary development

Applicant: WHP Telecoms Ltd

Submitted Documents/Plans

Site location plan
Existing site plan
Proposed site plan
Existing site elevation A
Proposed site elevation A
Regulation 5 notice

Relevant Planning History

None.

Proposed Development

The application proposes to:

Remove and replace 3 antennas
Remove 4 cabinets
Install 2 cabinets
Ancillary development

Apparatus

Includes any equipment, machinery or device and any wire or cable and the casing or coating for any wire or cable.

Electronic Communications Apparatus

- (a) *apparatus designed or adapted for use in connection with the provision of an electronic communications network,*
- (b) *apparatus designed or adapted for a use which consists of or includes the sending or receiving of communications or other signals that are transmitted by means of an electronic communications network,*
- (c) *lines, and*

(d) other structures or things designed or adapted for use in conjunction with the provision of an electronic communications network

Class A – electronic communications code operators

Part 16, Class A of the GDPO provides legislation which covers the following types of development within the electronic communication type;

A.1 (1) Ground- based apparatus

A.1 (2) Building- based apparatus other than small antenna and small cell systems

A.1 (3) Apparatus on masts

A.1 (4) Antennas and supporting structures installed, replaced or altered on article 2(3) land or land which is in a site of special scientific interest

A.1 (5) Electronic communications apparatus installed, replaced or altered on a dwellinghouse

A.1 (6) Small antennas installed, replaced or altered on a building which is not a dwellinghouse

A.1 (7) Ground or base area

A.1 (8) Driver information systems

A.1 (9) Radio equipment housing

A.1 (10) Public call box

This application is not on article 2(3) land. The sections of legislation which would most appropriately cover this proposal would be A.1 (1) ground based apparatus and A.1 (3) apparatus on masts.

A.1 (1) Development not permitted: ground- based apparatus

Section of legislation	Requirement	(Y/N)
A.1 (1)	Development consisting of the installation, alteration or replacement of electronic communications apparatus (other than on a building) is not permitted by Class A (a) if -	(see assessment below)
(a)	in the case of the installation of electronic communications apparatus (other than a mast), the apparatus, excluding any antenna, would exceed a height of 15m above ground level;	N
(b)	in the case of the alteration or replacement of electronic communications apparatus (other than a mast) that is already installed, the apparatus, excluding any antenna, would when altered or replaced, exceed the height of the existing apparatus or a height of 15m above ground level, whichever is the greater;	N
(c)	in the case of the installation of a mast, the mast, excluding any antenna, would exceed a height of – (i) 30m above ground level on unprotected land; or (ii) 25m above ground level on article 2(3) land or land which is on a highway;	N/A
(d)	in the case of the alteration or replacement of a mast, the height of the mast, excluding any antenna, would when altered or replaced, exceed the greater of the height of the existing mast or a height of –	N/A

	(i) 30m above ground level on unprotected land; or (ii) 25m above ground level on article 2(3) land or land which is on a highway; or	
(e)	in the case of the alteration or replacement of a mast – (i) the mast is on any land which is, or is within, a site of special scientific interest; and (ii) the mast would, when altered or replaced, exceed the original width of the mast by more than one third.	N/A

A.1 (3) Development not permitted: apparatus on masts

Section of legislation	Requirement	(Y/N)
A.1 (3)	Development consisting of the installation, alteration or replacement of electronic communications apparatus (other than an antenna) on a mast is not permitted by Class A(a) if the height of the mast (including the apparatus installed, altered or replaced) would exceed any relevant height limit specified in paragraph A.1 (1)(c) or A.1 (2)(a) or (b). For the purposes of applying the limited specified in paragraph A.1 (2)(a), the words “taken by itself” in that paragraph are omitted. <i>Development not permitted: antennas and supporting structures installed, replaced or altered on article 2(3) land or land which is a site of special scientific interest.</i>	N Relates to replacement antenna and is not on article 2(3) land or land which is in a site or special scientific interest.

The proposed development would not trigger the need for a prior approval assessment under paragraph A.2 (conditions). However, the Local Planning Authority must determine whether the siting and appearance of the development is acceptable under A.2 (1)(a) and whether they wish to determine whether the prior approval of these matters is required.

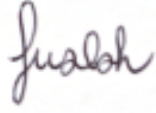
It is considered that the proposed development would not result in a detrimental impact relating to the siting and appearance of the development. The proposed new structures would be similar in scale and appearance to the existing ones and there would be no significantly noticeable difference to the current situation. Therefore, the works would not result in significant harm to the overall appearance of the area.

Conclusion and Recommendation

The proposed development is considered to comply with the parameters set out in Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The recommendation is No Objection.

(For detailed reasons for approval and informatives, see draft Decision

Case Officer:	Mr Tom Gabriel	Team Leader:	Mrs Faye Walsh
----------------------	----------------	---------------------	----------------

Signed:	<i>TM Gabriel</i>	Signed:	
Dated:	5 th November 2025	Dated:	06 November 2025