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Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

Director of Planning

North Hertfordshire Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

District ref: 26/01710/S73
HCC ref: NH/29803/2026
HCC received: 16 July 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

23a Hitchin Street, Baldock, Hertfordshire, SG7 6AQ

Application type

Variation of Condition

Proposal

Section 73 Application : Removal Condition 7 (Archaeological Written Scheme of Investigation) and vary Condition 8 (Installation of fire sprinkler system) of planning permission reference 25/00018/FP granted on 22/10/2025 for Change of use from a funeral parlour - E(c)(ii), to 4 number dwellinghouses - C3(a) and associated single storey extensions. Removal of existing entrance portal and installation of new privacy gates following demolition of existing car port roof structures (as amended by plans nos. PL001A PL202A received 26.08.2025).

Recommendation

Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.

The above Conditions 7 and 8 according to the Application Form under the heading **Condition(s) - Variation/Removal** state:

7) Archaeological Written Scheme of Investigation - Reason: The site lies within an area where there is significant potential for archaeological remains and any finds should be retrieved and/or recorded before they are damaged or destroyed as a result of the development hereby permission and to comply with Policy HE4 of the North Hertfordshire Local Plan 2011-2031.

We wish to remove this condition as the site has been extensively developed since the late 1800's, the conservation officer noted in his report: "OS map regression shows that various buildings have occupied this backland site since at least from the late C19. "

The current (existing) level of development includes a full concrete oversite with multiple surface water drainage points, 2 modern canopies with structure through the slabs. It would seem that due to these existing slabs, the site would be disturbed to an approx 500mm depth over its entirety, 1000mm at the structural column points, and potentially up to 1200mm for the surface and foul water runs.

Any undisturbed surfaces would most likely be solid chalk.

The conservation officer report also stated that only the time condition (1) and approved plans condition (2) were required - no other bespoke conditions were offered.

Therefore, given the above, we do not view the site as potentially sensitive and would like the condition removed.

8) Prior to the occupation of the all of the dwellings hereby permitted a fire sprinkler system shall be installed within the dwellings and permanently maintained as such. - Reason: To accord with the request of the Fire Authority given the difficulty of access for emergency vehicles. To comply with Policy D1 of the North Herts Local Plan.

We wish to remove or alter this condition to allow the use of alternative fire fighting systems.

The max hose length of 45m from the fire tender (positioned on Hitchin street) is potentially not possible on this site, as a result we are looking to propose a new Fire Hydrant within site to enable the hose length issue to be mitigated. Alternative to the hydrant would be the installation of a dry riser.

The fitting of sprinklers to a multi dwelling building would require a dedicated storage tank and pressure system, the site does not have adequate space for this.

The hydrant or dry riser system (hydrant preferred in the first instance) would be a more practical solution to the Fire Authority concerns in this instance. We will also be covering off this issue through Building Regulations and are preparing a Fire Engineers report to justify this request.

CONCLUSION

The Highway Authority would not wish to restrict the grant of planning permission as the removal of the above conditions would likely have no impact on the surrounding highway network

Signed

Paul Marshall

4 August 2026