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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: 26/01739/DOC
HCC ref: NH/29886/2026
HCC received: 27 July 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

16 Leys Avenue, Letchworth Garden City, Hertfordshire, SG6 3EU

Application type

Discharge of Condition

Proposal

Details of Condition : Details Reserved by Condition 5: (Construction Management Plan) of planning permission 24/01008/FP granted 9.7.2024

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.

Hertfordshire County Council as Highway Authority has reviewed the submitted Construction Management Plan and accompanying Location Plan/Site Plan submitted pursuant to Condition 5 of planning permission 24/01008/FP. The submitted information sets out the nature and programme of the works, construction working hours, delivery management procedures, site access arrangements, material storage proposals, waste management measures and controls intended to minimise impacts on the local highway network and surrounding area. The accompanying plans demonstrate the site layout and show that construction materials and associated activities can be accommodated within the existing site.

The proposed development comprises the conversion of existing first-floor office accommodation to two residential flats and involves predominantly internal works. The Construction Management Plan confirms that construction traffic will be limited primarily to operatives' vans and small delivery vehicles, with deliveries managed on a pre-booked basis and materials stored within the site. Appropriate measures are also proposed to minimise disruption to pedestrians and highway users,

including delivery management procedures, supervision of unloading where necessary, controls on vehicle idling and measures to maintain the surrounding highway in a safe and clean condition throughout the construction period.

Having regard to the limited scale and nature of the development, the Highway Authority considers that the submitted Construction Management Plan provides sufficient information to demonstrate that construction activities can be undertaken without resulting in a significant impact on the safety or operation of the local highway network.

Notwithstanding the above, the applicant should clarify the precise location and arrangements for the loading and unloading of construction materials, including confirmation of where delivery vehicles will stop during such operations and how any interaction with pedestrians on Leys Avenue will be managed. This clarification is requested to assist with the implementation of the approved Construction Management Plan and does not affect the Highway Authority's overall recommendation.

Subject to the above clarification being provided, the Highway Authority raises no objection to the discharge of Condition 5 (Construction Management Plan).

Signed
Paul Marshall

4 August 2026