

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:

Mr Alfie Simons
Corporate Architecture
1 Trimbush Way
Rockingham Road
Market Harborough
LE16 7XY

Applicant:

Mr D Vercoe

PARTICULARS OF DEVELOPMENT

Application: 25/01579/S73

Proposal: Variation of Condition 2 (revised plans) of planning permission 19/01669/FP granted 11.02.2025 for erection of 14 dwellings including new vehicular access off Sperberry Hill (serving 10 dwellings) and new vehicular accesses off Stevenage Road (serving 4 dwellings)

Location: Land On The South West Side Of, Stevenage Road, St Ippolyts, Hertfordshire,

Plan Nos: 18142-1004 5761-CAL-ZZ-ZZ-DR-A-SK01-P3 5761-CAL-2376-ZZ-DR-A-109-P2- 5761-CAL-2376-ZZ-DR-A-108-P2 5761-CAL-2060-ZZ-DR-A-306-P2 5761-CAL-2060-ZZ-DR-A-305-P2 5761-CAL-2060-ZZ-DR-A-206-P2 5761-CAL-2060-ZZ-DR-A-205-P2 5761-CAL-2060-ZZ-DR-A-106-P2 5761-CAL-2060-ZZ-DR-A-105-P2 5761-CAL-2039-ZZ-DR-A-106-P2 5761-CAL-2039-ZZ-DR-A-105-P2 5761-CAL-AT-ZZ-DR-A-107-P2 5761-CAL-2971-ZZ-DR-A-113-P2 5761-CAL-2971-ZZ-DR-A-112-P2 5761-CAL-2971-ZZ-DR-A-111-P2 5761-CAL-2971-ZZ-DR-A-110-P2 5761-CAL-2376-ZZ-DR-A-211-P2 5761-CAL-2376-ZZ-DR-A-210-P2 5761-CAL-2376-ZZ-DR-A-209-P2 5761-CAL-2376-ZZ-DR-A-208-P2 5761-CAL-2376-ZZ-DR-A-111-P2 5761-CAL-2376-ZZ-DR-A-110-P 5761-CAL-2BAB-ZZ-DR-A-105-P2 5761-CAL-2BAB-ZZ-DR-A-104-P2 5761-CAL-G4-ZZ-DR-A-103-P2 5761-CAL-G4-ZZ-

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT PERMISSION** for the development proposed by you in your application received with sufficient particulars on 17 September 2025, subject to the following condition(s):

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

Planning Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the grant of planning permission 19/01669/FP.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The external materials shall be in accordance with the details agreed under application ref. no. 25/00478/DOC unless otherwise agreed in writing with the LPA.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

4. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031

5. None of the trees to be retained on the application site shall be felled, lopped, topped, uprooted, removed or otherwise destroyed or killed without the prior written agreement of the Local Planning Authority.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031

6. Any tree felled, lopped, topped, uprooted, removed or otherwise destroyed or killed contrary to the provisions of the tree retention condition above shall be replaced during the same or next planting season with another tree of a size and species as agreed in writing with the Local Planning Authority, unless the Authority agrees in writing to dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031

7. Works to trees and protection of existing trees shall be in accordance with the submitted Arboricultural Impact Assessment & Method Statement (Revision B:25/04/2024) and drawing WHK21863-03 Rev B (both received 03/06/24), unless otherwise agreed in writing with the LPA.

Reason: To prevent damage to or destruction of trees to be retained on the site in the interests of the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

8. Prior to the occupation of each dwelling hereby permitted, the car parking spaces shown for that dwelling on the approved plans shall be marked out and made available, and shall thereafter be kept available solely for the parking of motor vehicles.

Reason: To ensure the provision of satisfactory car parking facilities clear of the public highway to meet the needs of the development and to comply with Policy T2 of the North Hertfordshire Local Plan 2011 to 2031.

9. The use of the garages hereby permitted shall remain at all times incidental to the enjoyment of the dwellinghouses to which they relate, and shall not be used in connection with any form of trade, business or commercial activity (aside from the temporary sales suite).

Reason: To safeguard the residential character of the locality and the amenities of nearby residents, both of which would be prejudiced by the activities and visual intrusion likely to be associated with a commercial activity on the site and to comply with Policy D1 and/or Policy D3 of the North Hertfordshire Local Plan 2011 to 2031

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Class B of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area, neighbouring dwellings and future occupiers and to comply with Policy D1 and Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

11. Land Contamination Condition:
(a) The development hereby permitted shall be in accordance with the details approved under application ref. no. 25/00479/DOC with regards to the Remediation Method Statement.
(b) The development hereby permitted shall be in accordance with the details approved under application ref. no. 25/01546/DOC.
(c) Any contamination, other than that reported in the Paddock Geo Engineering Reports dated March 2019 (P18-184pra & P18-184gi), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters. To comply with Policy NE11 of the Local Plan.

12. Prior to occupation, each approved new dwelling shall incorporate an Electric Vehicle (EV) ready domestic charging point.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality. To comply with Policy D4 of the Local Plan.

13. The development hereby approved shall be undertaken in accordance with the details approved under application ref. no. 25/00480/DOC with regards to any on site archaeology unless otherwise agreed in writing by the LPA.

Reason: In the interests of assessing impacts on assets of archaeological interest. To comply with Policy HE4 of the Local Plan.

14. The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under application ref. no. 25/00480/DOC and the provision made for analysis and publication where appropriate.

Reason: In the interests of assessing impacts on assets of archaeological interest. To comply with Policy HE4 of the Local Plan.

15. Prior to first occupation of the development a scheme of external lighting shall be submitted to the Local Planning Authority. The scheme shall be designed to ensure public safety and to minimise the potential effects upon the ecology of the site and its surroundings. The scheme shall include details of external lighting of the Public Right of Way No. 17 within the site. The strategy shall be designed to minimise the potential adverse effects of external lighting on the amenity and biodiversity of the site and its immediate surroundings. The scheme shall be implemented as approved and in accordance with an agreed programme/strategy, and the arrangements shall be maintained and retained thereafter.

Reason: In the interests of biodiversity and local amenity. To comply with Policies D1 and NE4 of the Local Plan.

16. Prior to the commencement of these parts of the development, full details shall be provided of sheds as shown on drawing 18142-1006 Rev G. These details shall then be approved, and the sheds erected and completed before occupation of each dwelling they would be in association with.

Reason: In the interests of providing adequate cycle storage and sustainable transport. To comply with Policies T1 and T2 of the Local Plan

17. These first floor openings of the approved dwellings shall be obscure glazed: Plot 4 - SW side window, Plot 5 - west side window, Plot 6 - west Bed 2 window and east Dressing room window, Plot 7 - west Dressing room window, Plot 13 - west side window, Plot 8 - south elevation dressing room window, Plot 1 - east elevation Bathroom window.

Reason: In the interests of privacy and amenity. To comply with Policies D1 and D3 of the Local Plan.

18. The on site BNG measures shall be in accordance with the details to be agreed under application ref. no. 25/00482/DOC unless otherwise agreed in writing with the LPA.

Reason: To enhance biodiversity in accordance with the NPPF and the North Hertfordshire Local Plan Policy NE4.

19. The bat and bird boxes in the development shall be installed in accordance with the details approved under application ref. no. 25/00484/DOC unless otherwise agreed in writing with the LPA.

Reason: To enhance biodiversity in accordance with the NPPF and the North Hertfordshire Local Plan Policy NE4

20. During the construction phase no activities should take place outside the following hours: Monday to Friday 08:00-18:00hrs; Saturdays 08:00-13:00hrs and Sundays and Bank Holidays: no work at any time.

Reason: To protect the residential amenity of existing residents. To comply with Policy D3 of the Local Plan.

21. Mechanical ventilation shall be installed in first floor bedrooms as detailed in Section 6 and Figure 4B of "Proposed Residential Development at Stevenage Road /Sperbery Hill St Ippolyts, Noise Assessment" Report reference 2019-05-31a dated 31 May 2019 by Auracle Acoustic.

Reason: To protect the residential amenity of future residents. To comply with Policies D1 and SI2 of the Local Plan.

22. The finished floor levels shall be in accordance with the details agreed under application ref. no. 25/00487/DOC unless otherwise agreed in writing with the LPA.

Reason: To ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to comply with Policy D1 of the Local Plan.

23. The hard landscaping works shall be in accordance with the details agreed under application ref. no. 25/00488/DOC unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

24. The drainage scheme shall be in accordance with the details agreed under application ref. no. 25/00489/DOC unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF Policies of North Herts Council. To comply with Policy NE8 of the Local Plan and Section 14 of the NPPF.

25. The maintenance and management of the sustainable drainage scheme shall be in accordance with the details agreed under application ref. no. 25/00490/DOC unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of North Herts Council. To comply with Policy NE8 of the Local Plan and Section 14 of the NPPF.

26. Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 1. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and

users remain safe for the lifetime of the development in accordance with NPPF and Policies of North Herts Council. To comply with Policy NE8 of the Local Plan and Section 14 of the NPPF

27. The interim and temporary drainage measures for the construction phase shall be in accordance with the details agreed under application ref. no. 25/00491/DOC unless otherwise agreed in writing by the LPA.

Reason: To prevent flooding and pollution offsite in accordance with the NPPF. To comply with Policy NE8 of the Local Plan and Section 14 of the NPPF.

28. The vehicular access shall be completed and thereafter retained in accordance with the details agreed under application ref. no. 25/00492/DOC unless otherwise agreed in writing by the LPA.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018). To comply with Policy T1 of the Local Plan.

29. Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved drawing number 18142-1006 Rev G. The splay shall thereafter be retained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: To ensure that the level of visibility for pedestrians, cyclists and vehicles is satisfactory in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018). To comply with Policy T1 of the Local Plan.

30. The development hereby approved shall be completed in accordance with the details approved under application ref. no. 25/00493/DOC with regards to the Construction Management Plan unless otherwise agreed in writing by the LPA.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018). To comply with Policy T1 of the Local Plan.

31. Prior to the first use of the development hereby permitted, arrangement shall be made for surface water from the proposed development to be intercepted and disposed of separately so that it does not discharge onto the highway carriageway.

Reason: To avoid the carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018). To comply with Policy T1 of the Local Plan.

32. Notwithstanding the approved plans, a permanent pedestrian access shall be provided between approved Plots 7 and 8, and the dwellings approved to be accessed off Stevenage Road. The access shall be retained in perpetuity.

Detailed plans of the access, its location within the development, and adjacent boundary details and landscaping and hard surfacing, shall be submitted to the Local Planning Authority for approval prior to the commencement of construction of the 'affordable' dwellings. The access shall be completed in accordance with the approved details prior to the first occupation of the 'affordable' dwellings, unless otherwise agreed in writing with the LPA.

Reason: In the interests of maximising physical and social accessibility. To comply with Policy D1 of the Local Plan.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed:



Shaun Greaves
Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 12 December 2025

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Applicants will need to pay a compliance fee where they request confirmation in writing of any planning consent, agreement or approval (commonly known as discharge of conditions) required by one or more conditions or limitations attached to a grant of planning permission.
- 3 The fee is £298 per request or £85 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the

dwellinghouse.

The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available via the Council's website:

www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application

- 4 If the development hereby permitted is one that will require a new postal address/es then please contact the Council's **street naming and numbering service** on 01462 474431 or email SNN@north-herts.gov.uk who will advise you on how to apply for the new address/es.

Any proposed sales and/or marketing name to be adopted by the developer should be forwarded to the **street naming and numbering service**, prior to any publication of the site details and sales information.

- 5 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's (LPA) decision then you must do so within 6 months of the date of this notice.

However, if an enforcement notice has been served for the same or very similar development the time limit is 28 days from the date of the LPA decision or 28 days from the date the enforcement notice was served.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6 Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- 7 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.

8 Cadent Gas Informative:

Cadent Gas own and operate the gas infrastructure within the area of your development. Contact our Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com Alternatively you can register on www.beforeyoudig.cadentgas.com This service is free of charge.

THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

Consent for these works may be required from the Letchworth Garden City

Heritage Foundation (www.letchworth.com/heritage-foundation) under the Scheme of Management or leasehold covenants. If you do not already have their approval, you are advised to contact the Heritage Foundation on home@letchworth.com or 01462 476017 to confirm whether you also need to submit an application to them.