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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: 25/03098/S73
HCC ref: NH/27602/2025
HCC received: 19 December 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

80 Hermitage Road, Hitchin, Hertfordshire, SG5 1DB

Application type

Variation of Condition

Proposal

Section 73 Application : Variation of condition 2 (revised plans) 24/01108/FP granted 15.08.2024 for Conversion of first floor accommodation from Class E use to Class C3 to create 2 x 1-beds flats and subdivision of existing second floor flat to provide 2 x 1-bed flats. External alterations

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 Highway Authority having read the PLANNING STATEMENT – SECTION 73 APPLICATION introduction which states:

1. Introduction

This Section 73 application seeks to vary the approved plans condition attached to planning permission 24/01108/FP. The revised drawings 03F and 04C incorporate two minor amendments to the approved scheme:

1. Provision of an external painted steel fire-escape staircase on the south elevation to serve the two second-floor flats.

2. Minor alterations to the fenestration on the south elevation associated with the installation of the staircase.

No other changes are proposed.

CONCLUSION

As there are no highway issues relating to the variations. The Highway Authority would not wish to comment further.

Signed

Paul Marshall

9 January 2026