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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: 26/00298/S73
HCC ref: NH/28227/2026
HCC received: 17 February 2026
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Hobbs Close Garage, London Road, St Ippolyts, Hitchin, SG4 7NJ

Application type

Variation of Condition

Proposal

Section 73 Application : Variation of condition 2 (revised plans) and condition 8 (soft and hard landscaping) of planning permission 21/02832/FP granted 21.12.2021 for Erection of one detached 4-bed dwelling following demolition of existing garage building as revision of previously approved planning permission 21/00298/FP granted 26.03.2021. (Development has commenced).

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.

Highways comments:

No covering letter has been provided to explain the scope or rationale for the proposed variations. Accordingly, the Highway Authority (HA) response is based solely on the limited information provided in the revised plans submitted.

The proposed variations to Condition 2 (amended plans) do not appear to alter the previously assessed access arrangements, parking layout, visibility, trip generation, or general highway safety considerations associated with the approved dwelling.

On the basis of the information available, and unless advised otherwise by the Local Planning Authority case officer, the proposed variations are not considered to have any material impact on the internal layout or the public highway.

Recommendation:

Therefore, HA does not wish to restrict the grant of permission, subject to all previously recommended highway related conditions and informatives remaining in place.

Signed

Senober Khan

9 March 2026