

**POST COMMITTEE COMPLIANCE ADDENDUM REPORT TO BE READ IN CONJUNCTION WITH
THE PUBLISHED COMPLIANCE REPORT DATED 4TH JULY 2026**

Planning Ref: 25/01420/FP	
Site Address: Highover Farm, Highover Way, Hitchin, Hertfordshire, SG4 0RQ	
Proposal: Change of use and external alterations to former agricultural buildings comprising grade II listed threshing barn and non-listed courtyard buildings. Partial demolition of courtyard building between proposed Units 1 and 2 to facilitate access. Single-storey rear extension to facilitate Unit 10. Subdivision and two-storey rear extension to farmhouse to form Units 11 and 12. Erection of new building for two dwellings (Units 13 and 14). Partial demolition and modify building for cycle storage to Units 2 to 8 inclusive. Erection of building to accommodate 2 car port spaces for Unit 5 and refuse storage for Units 2-8 inclusive. Detached bin enclosure / cycle store buildings for Units 9 - 14 inclusive. Hard and soft landscaping in association with the provision of private and communal space. Boundary treatment, installation of 14no. EV charging points, installation of solar PV array on south facing roof slopes of Unit 14 and both the cycle and refuse storage buildings serving Units 2 -8 including provision of BNG area - LBC25/013830LBC - Internal and external alterations to threshing barn to facilitate change of use to 2no. self-contained dwellings (Unit 3 to also include adjacent unlisted, single-storey courtyard building).	
Committee date	19 th March 2026
Date final draft S106 posted on website	8 th July 2026
Case Officer	Linda Walker

1. Purpose of report

- 1.1. This addendum report updates the full and detailed compliance report agreed and signed by the Development and Conservation Manager on the 14th July 2026 and published on the Council's website on the same date.
- 1.2. This addendum report is necessary because, following publication of the compliance statement, the applicant requested a further amendment to one of the conditions, in addition to the minor changes to conditions set out in the compliance report dated 14th July 2026.
- 1.3. As set out in the agreed compliance report dated 14 July 2026, the S106 obligations remain unchanged from those agreed by the Planning Control Committee (PCC) on the 19th of March 2026. The minor changes to the material considerations were also addressed in that report, together with the further third-party comments received since the application was presented to PCC on the 19th March 2026. The compliance report concluded that the recommendation remained to approve the application and that there was no requirement to refer the application back to PCC for reconsideration.
- 1.4. This addendum report therefore considers the applicant's request to amend highway-related Condition 24 from a pre-commencement condition to a condition requiring details to be submitted and the access implemented in accordance with such, prior to first occupation.

2. Amended condition

- 2.1 **Condition 24** is a highway-related pre-commencement condition. It requires detailed technical plans for the access to be submitted to, and approved in writing by, the Local Planning Authority before the commencement of development. As currently worded, the condition also requires the access to be constructed in accordance with the approved technical details before development commences.
- 2.2 The applicant has requested that the condition be amended to a pre-occupation condition, requiring the technical details to be submitted and approved, and the approved access works to be constructed, prior to first occupation.
- 2.3 Officers have consulted the County Highways Team, who have confirmed that no objection as raised to amending condition 24, from a highway safety perspective. The proposed amended Condition 24 is set out below:

No part of the development shall be occupied until detailed technical plans have been submitted to and approved in writing by the Local Planning Authority, showing the detailed engineering design and construction of the vehicle access and associated highway works identified in the RSA1 and pedestrian audit. Prior to first occupation, the approved details shall be implemented, and the vehicle access and associated highway works shall be constructed to the satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure the provision of a vehicle access that is safe, suitable and sustainable for all highway users, in the interests of highway safety.

3. Recommendation

- 3.1 That FULL planning permission be granted subject to the completion of a satisfactory S106 legal agreement and the applicant agreeing to extend the statutory period in order to complete the agreement if required, and subject to the amended conditions and informatises set out in the committee report dated 19th March 2026 and, in the compliance, report dated 14th July 2026.

Recommending Officer and Date

Linda Walker – 3rd August 2026

Authorising Officer and Date



Shaun Greaves – Development and Conservation Manager