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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: 25/00090/FP
HCC ref: NH/23796/2025
HCC received: 3 February 2025
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

22 High Street, Kimpton, Hitchin, Hertfordshire, SG4 8RJ

Application type

Full Application

Proposal

Full Planning Permission : Change of Use and conversion of former White Horse PH to a mixed use comprising a single residential dwelling (Use Class C3), and micropub (Sui Generis). External annexe for garage and studio ancillary to the main dwelling. Demolition of the existing rear shed, lean-to, and rear portions of the property. Structural works, replacement floors walls, subdivision and replacement of the main roof and existing windows, internal alterations, servicing, and rear extensions to facilitate these changes

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.

INFORMATIVE:

COMMENTS:

Key policy documents used to assess the applications are.

The key documents used to assess the application are.

- National Planning Policy Framework (Dec 2024).
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- HCC's Place & Movement Planning Design Guidance adopted in March 2024
- Manual For Street (MfS1 2007)
- North Herts Local Planning policy [2011-2031]

The application comprises of the Change of Use and conversion of former White Horse PH to a mixed use comprising a single residential dwelling (Use Class C3), and micropub (Sui Generis). External annexe for garage and studio ancillary to the main dwelling. Demolition of the existing rear shed, lean-to, and rear portions of the property. Structural works, replacement floors walls, subdivision and replacement of the main roof and existing windows, internal alterations, servicing, and rear extensions to facilitate these changes as shown on the plan(Ref- 039-050 - Proposed and Existing)

Vehicle Access:

The property benefits from an existing access located from the classified B652 Kimpton High Street that is designated as a secondary distributor road. Within section 6 of the application form Pedestrian and vehicle access, roads and rights of way and Design and Access Statement, the applicant has implied that there is an altered vehicle access proposed to the existing vehicle access to or from the public highway to the property. This effects an easement to the property and does not affect the existing access to the public highway.

Traffic Generation:

Given the proposal involves less parking provision of one space, this has been considered not to significantly alter the traffic generation of vehicles to the development.

Highway Safety:

Vehicle to vehicle inter-visibility and pedestrian visibility is unaffected by the proposal. The present level of visibility from the existing access is acceptable and appropriate for the level of use it will receive and complies with sight stopping distances found in Manual for Streets [Visibility splays at junctions 7.7 and visibility along the street edge 7.8.3]

Impact On The Local Highway Network

The turning space at the rear of the property has now been demonstrated as part of the proposal and is acceptable.

Accessibility

The site lies within easy reach of the village bus route and centre and within commuting distance by an infrequent bus service to other towns and the local railway station at Welwyn.

Conclusion:

Hertfordshire County Council as Highway Authority has considered that the proposal is of low scale development therefore the proposal would not have an unreasonable impact on the safety and operation of the adjoining highway consequently has no objections on highway grounds.

Signed

Shamsul Huda

18 February 2025