



Mark Youngman  
Development Management Group Manager  
Hertfordshire County Council  
Postal Point CHN115  
Farnham House  
Six Hills Way  
Stevenage  
SG1 2ST

**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: 24/02936/FP  
HCC ref: NH/23722/2025  
HCC received: 27 January 2025  
Area manager: Manjinder Sehmi  
Case officer: Senober Khan

**Location**

The White House , Valley Rise, Royston, Hertfordshire, SG8 9GH

**Application type**

Full Application

**Proposal**

Full Planning Permission : Erection of two 5- bed detached dwellings with garages and ancillary works following demolition of existing veterinary centre. Erection of detached single garage to serve existing dwelling

**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.

Advisory Notes:

Should this application be approved HCC recommends inclusion of the following Advisory Notes (ANs) to ensure that any works as part of this development are carried out in accordance with the provisions of the Highways Act 1980 and other relevant processes.

Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.

Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

Obstruction of public highway land: It is an offence under Section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developerinformation/development-management/highways-development-management.aspx>

Road Deposits: It is an offence under Section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developerinformation/development-management/highways-development-management.aspx>

### **Brief Description of Proposed Development by the applicant:**

This supporting planning statement accompanies a revised planning application for a housing development, an earlier application proposing the erection of 2 detached and 2 semi-detached dwellings together with the retention of the existing dwelling was withdrawn, principally following concerns about the scale of the development in relation to the site and its surroundings.

It was thought that the quantity of development was excessive, but that the concerns could be overcome through a reduction in the number of units.

This application, for the erection of two detached houses either side of the existing dwelling, responds to those concerns.

Each of the proposed dwellings would have a detached garage and contain a cycle store and one would be provided for the existing dwelling,

All other aspects of the development relating highway and parking provision satisfy the relevant provisions of the Local Plan.

### **Highway comments:**

This application involves the erection of 2 x5 bed dwellings with garages and ancillary works following demolition of existing veterinary centre. Erection of detached single garage to serve existing dwelling. The development will be accessed from the existing access road off Valley Rise.

The proposed car parking provision is the responsibility of the LPA to determine the level and suitability of the car parking proposals, however, it is essential that it is operated in efficient and safe manner to minimise the impact on the local highway network which is the responsibility of the HCC HA.

An earlier application proposed the erection of 4 dwellings and retaining the existing dwelling, for which the HA raised no objections subject to conditions, given that the current proposal involves 2 dwellings this will result in a less intense development/trip generation including relative to the existing use as a veterinary centre.

The HA considers the proposed development is not likely to have any significant impact on parking demand or operation on the local highway network.

**Recommendation:**

No objection.

**Signed**

Senober Khan

18 February 2025