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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: 25/02712/FPH
HCC ref: NH/27059/2025
HCC received: 20 January 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

2 The Meads, Letchworth Garden City, Hertfordshire, SG6 3SE

Application type

Full Application

Proposal

AMENDED PROPOSAL

Full Permission Householder : Single storey rear extension, alterations to existing side store to include raising existing roof, insertion of rooflights to existing rear and side elevation roofslopes and alterations to existing fenestration. Provision of vehicular access via dropped kerb and vehicle crossover

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.

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

AN) 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 County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN) Obstruction of highway: 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 or public right of way 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 County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

COMMENTS

The proposals are for an amended Full Permission: Single storey rear extension, alterations to existing side store to include raising existing roof, insertion of rooflights to existing rear and side elevation roof slopes and alterations to existing fenestration.

Context:

The Meads is an unclassified local access road and provides a local access function in the road hierarchy. The Meads is highway maintainable at public expense. A 30mph speed limit applies. On Hertfordshire County Council's Place and Movement network, The Meads is classed as P2/M1 (Residential Street). No reportable highway accidents recorded within the immediate vicinity of the application site (5-year rolling). No Public Right of Way (as shown on the Public Rights of Way Map) directly affects the site or would be affected by the proposal. The county council considers The Meads not to be a traffic sensitive road.

Policy Review:

The key documents used to assess the application are

- Manual for Streets 2007
- National Planning Policy Framework (July 2021)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May 2018]
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

PLANNING HISTORY

The application site has an established planning history.

DRAWINGS

The Highway Authority acknowledges receipt of the supporting documents submitted with the application, including drawing number 1582:01G.

It is noted that the amended proposal does not include any access related requirements.

CONCLUSION

The Highway Authority raises no objection and would not wish to restrict the granting of planning permission, subject to the informatives outlined above.

Signed

Paul Marshall

26 January 2026