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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: 25/02085/FP
HCC ref: NH/28397/2026
HCC received: 4 March 2026
Area manager: Manjinder Sehmi
Case officer: Bob Meadows

Location

15 The Crescent, St Ippolyts, Hitchin, Hertfordshire, SG4 7RE

Application type

Full Application

Proposal

Full Planning Permission : Erection of 3 bedroom dwelling house, attached to existing dwelling following demolition of detached outbuilding (development already carried out).

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.

HIGHWAY INFORMATIVE:

Hertfordshire County Council (HCC) recommends inclusion of the following highway informative / advisory note (AN) to ensure that any works within the public 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 website

<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 / ANALYSIS:

The retrospective application comprises of a new dwelling attached to the existing dwelling at 15 The Crescent, St Ippolyts. The Crescent is designated as an unclassified local access road, subject to a speed limit of 30 mph and is highway maintainable at public expense.

VEHICLE ACCESS & PARKING:

The property has two existing vehicle crossovers leading to a large driveway, which is to remain unaltered. These arrangements are considered acceptable to accommodate the existing and new dwelling shown on drawing TC15 02 A .

EMERGENCY VEHICLE ACCESS:

The proposed dwelling is within the recommended emergency vehicle access of 45 metres from the highway to all parts of the building. This is in accordance with the guidance in Manual for Streets, Roads in Hertfordshire; A Design Guide and Building Regulations 2010: Fire Safety Approved Document B Vol 1 – Dwellinghouses.

REFUSE / WASTE COLLECTION:

Provision has been made for an on-site bin store within 30m of the dwelling and within 25m of the kerbside/bin collection, which is considered acceptable.

HISTORY

Application 18/01169/FPH for an annexe was granted with conditions.

CONCLUSION:

HCC as Highway Authority has considered that the proposal would not have a significant or negative impact on the safety and operation of the surrounding highway. HCC has no objections or further comments on highway grounds, subject to the inclusion of the above informative.

Signed

Bob Meadows

17 March 2026