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NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:

Collins & Coward
22 Post Office Road
Broomfield
Chelmsford
CM1 7AD

Applicant:

Gill-Hudson Homes

PARTICULARS OF DEVELOPMENT

Application:

25/01420/FP

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.

Location:

Highover Farm, Highover Way, Hitchin, Hertfordshire, SG4 0RQ

Plan Nos:

2208 PL.13A 2208.PL.01 2208 PL.02F 2208 PL.03C 2208
PL.04B 2208 PL.05F 2208 PL.06C 2208 PL.07B 2208
PL.08B 2208 PL.09B 2208 PL.10B 2208 PL.11 2208
PL.12A 21939_MBS Global Survey Existing Elevations

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT PERMISSION** for the development proposed by you in your application received with sufficient particulars on 24 June 2025, subject to the following condition(s):

Biodiversity Net Gain

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.
The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be North Hertfordshire District Council.
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>).
Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Planning Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.
3. Notwithstanding the submitted landscape proposals shown on - landscape proposals, drawing No. HFH 01 prepared by C.A.T Landscape Consultancy, submitted on 28/05/2025, prior to the occupation of the development hereby

permitted full details of a comprehensive soft landscaping scheme (including planting details) shall be submitted to and approved in writing by the Local Planning Authority. The approved soft landscaping / planting details shall be carried out before the end of the first planting season following either the occupation of the (first) dwelling or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Included in the submitted details, following the felling hereby permitted removal of Horse Chestnut 1077 being carried out, a replacement extra heavy standard Lime tree with a stem girth of 18 to 20cm and standing at approximately 4 to 5 metres in height, shall be planted within the same vicinity of the removed tree. The replacement tree planting shall be carried out in the first full planting season following the felling. Any trees which within a period of 5 years from planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with another of a similar size and species. For the purpose of this requirement, the planting season shall mean the period from November - February.

For the avoidance of doubt, the pathway shown in the northern corner of the site on the submitted landscape proposals, drawing No. HFH 01 is not approved by this condition. No pathway shall be installed in this location unless and until details of its siting, alignment, surfacing, construction and any associated landscaping have first been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved details.

Reason: For the avoidance of doubt and to ensure the development is comprehensively landscaped in the interests of visual amenity in accordance with Local Plan Policies D1 and N2.

4. Notwithstanding the submitted Tree protection details - Arboricultural Method Statement and Tree Protection Plan - drawing No. 5521.HighoverJK.TPP, prepared by Andrew Belson Ltd, submitted on 17/06/25, no works or development including demolition shall take place before a scheme for the protection of the existing trees (other than those the removal of which has been granted express permission in writing by the Local Planning Authority) has been submitted to and approved in writing by the Local Planning Authority. Such a scheme will comply with the provisions of BS5837 ("Trees in relation to construction - 1990") and BS 3998 ("Recommendations for tree works - 1989"). The approved scheme for the protection of the existing trees shall be implemented BEFORE DEVELOPMENT COMMENCES and be maintained in full until the development has been completed.

For the avoidance of doubt, the pathway shown in the northern corner of the site on the submitted landscape proposals, drawing No. 5521.HighoverJK.TPP is not approved by this condition. No pathway shall be installed in this location unless and until details of its siting, alignment, surfacing, construction and any associated tree protection have first been submitted to and approved in writing by the Local

Planning Authority. The development shall thereafter be carried out only in accordance with the approved details.

Reason: for the avoidance of doubt and to ensure protection during construction works of trees, hedges and hedgerows which are to be retained on or near the site in order to ensure that the character and amenity of the area are not impaired in accordance with the NPPF and North Hertfordshire Local Plan Policies NE4.

5. Notwithstanding the hard landscaping details shown on the submitted landscape proposals (drawing no. HFH 01) Landscape Consultancy, submitted on 28/05/2025 and the proposed block masterplan, drawing no.2208.PL.05, submitted on 10/02/2026, no hard landscaping works shall be carried out until full details of all hard surfacing and hard landscape features have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include the location, design, materials, surfacing, construction specification, levels, drainage details and method of installation of all hard surfaced areas, paths, accessways, parking areas, and any associated hard landscape features.

For the avoidance of doubt, the pathway shown in the northern corner of the site on the submitted landscape proposals and/or proposed block masterplan is not approved by this condition. No pathway shall be installed in this location unless and until details of its precise siting, alignment, surfacing, construction, drainage, relationship with retained trees and associated landscaping have first been submitted to and approved in writing by the Local Planning Authority.

The hard landscaping shall thereafter be carried out in accordance with the approved details prior to the occupation of the relevant part of the development, or in accordance with such phasing as may be agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure satisfactory landscape treatment of the site in accordance with the NPPF and North Hertfordshire Local Plan Policy NE4.

6. Prior to the first occupation of the development, details of the number, design and exact locations of the ecological enhancement features recommended within the ecological reports—including a minimum of two integrated bat boxes, one multi-chamber bat box, one Barn Owl box, and a minimum of two integrated universal swift boxes—shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be installed prior to occupation and retained thereafter for the lifetime of the development.

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the North Herts Local Plan policy NE4.

7. No development shall take place (including demolition, ground works or vegetation clearance) until a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. This should include the establishment of wildflower grassland (other neutral grassland), new native tree planting, as detailed in the Statutory Biodiversity Metric (Completion Date 24 June 2025).

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

8. No development above ground level shall take place before details including materials of all walls (including any retaining walls), fences, gates or other means of enclosure to be erected in or around the development have been submitted to and approved in writing by the local planning authority. Prior to first occupation or use of the development the walls (including any retaining walls), fences, gates or other means of enclosure shall be erected as approved and shall thereafter be permanently retained and maintained.

Reason: To ensure that the finished appearance of the development will enhance the character and visual amenities of the area, and to satisfactorily protect the residential amenities of nearby residents and future residents of the development. To comply with Policies D1 and D3 of the North Hertfordshire Local Plan.

9. As agreed by the case officer by email on 29 July 2025 the existing slates shall be temporarily removed and stored securely on site ready for reuse. The roofs shall be temporarily covered with battened down tarpaulin for the brick-built buildings and battened down felt for the farmhouse. For the Threshing Barn and timber framed building (known as the 'corner grouping', as agreed by the case officer by email on 10 September 2025 the existing slates shall be temporarily removed and stored securely on site ready for reuse. The roofs shall be temporarily covered with battened down plastic sheets and tarpaulin. As part of the conversion works and prior to occupation the temporary roof coverings shall be replaced with either salvaged or new natural slate.

Reason: To ensure that the buildings are kept weather and watertight to ensure special regard is paid to protecting the special architectural and historic interest and integrity of this grouping at Highover Farm under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

10. The roofs of all buildings shall be recovered with natural slate unless otherwise agreed and approved in writing by the Local Planning Authority. A sample of the slate shall be submitted to and approved in writing by the Local Planning Authority prior to the roofs being covered. The roofs thereafter shall be built in accordance with the approved slate sample.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grouping at Highover Farm under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

11. Details of any steelwork interventions to the barn forming Unit 2 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any steel work. Thereafter the steel work shall be undertaken in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grouping at Highover Farm

under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

12. Details of the method of constructing the south-west facing projecting gable to Unit 2 (Elevation 6 of drawing no. 2208.PL.08B) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of this gable.
Thereafter the gable shall be undertaken in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grouping at Highover Farm under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

13. Section details of all roof and wall insulation work for units 1, 2, 5, 6, 7, 8, 9 and 10 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the insulation works. Thereafter this work shall be undertaken in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grouping at Highover Farm under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

14. A sample panel(s) of the facing brickwork for:
i) North wall of Unit 1,
ii) Units 9 and 10,
iii) Units 11 & 12, and
iv) Units 13 & 14
shall be submitted to and approved in writing by the Local Planning Authority prior to the plinths being constructed. Thereafter these areas of brickwork shall be built in accordance with the approved sample panel(s).

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grouping at Highover Farm under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

15. The arches over window and door openings in Units 13 and 14 shall be brick-faced unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grouping at Highover Farm under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

16. All new windows and doors shall be manufactured in timber, prior to the installation of any windows or doors details of the colour or finish of the timber windows and doors shall be submitted to and approved in writing by the Local Planning Authority.
All windows and doors shall thereafter be installed and retained in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grouping at Highover Farm under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

17. Section details of all new vertical sliding sash windows to be installed at the farmhouse shall be submitted to and approved in writing by the Local Planning Authority prior to their manufacture. Thereafter, the windows shall be installed in accordance with the approved window section details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grouping at Highover Farm under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

18. Where new windows are indicated to be side hung casements, these shall be flush casements unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grouping at Highover Farm under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

19. The vertical-boarded sliding screens to the front elevations of Units 6, 7 and 8 shall be installed prior to the occupation of these units unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grouping at Highover Farm under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

20. All new rainwater goods shall be black metal or cast-iron effect, details of which shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the rainwater goods shall be installed in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grouping at Highover Farm under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes AA and E of Part 1 (and any further new class that may be introduced by way of an update) of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" relating to increasing the height of dwellings through the provision of additional storeys and construction of outbuildings should be retained within planning control in the interests of the character and amenities of the area and to comply with Policies D1 and D3 of the North Hertfordshire Local Plan 2011 to 2031.

22. No development shall commence until a detailed pedestrian audit to identify where potential improvements could be made to the walking, cycling or public transport network to mitigate the developments impact and encourage use of more sustainable modes of transport is submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. These works shall be constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction and completed before occupation of the development.

Reason: To ensure that sustainable travel options associated with the development are promoted and maximised to be in accordance with Policies 3, 5, 7, 8, 9 and 10 of Hertfordshire's Local Transport Plan (adopted 2018).

23. Before commencement of the development, a Stage 1 Road Safety Audit (RSA) for the vehicle access proposals, with particular attention to pedestrian routes and safety, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the recommendations, if any, shall only be carried out in accordance with the report.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan 4 (adopted 2018).

24. 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.

25. No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:
1. The programme and methodology of site investigation and recording
 2. The programme and methodology of site investigation and recording as required by the evaluation
 3. The programme for post investigation assessment www.hertfordshire.gov.uk
 4. Provision to be made for analysis of the site investigation and recording
 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation

6. Provision to be made for archive deposition of the analysis and records of the site investigation

7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

Reason: To ensure the implementation of an appropriate archaeological investigation, recording, reporting and publication, and the protection and preservation of archaeological features of significance, in accordance with North Hertfordshire Local Plan Policy HE4 and the NPPF 2024.

26. The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (ref. condition Archaeology - part 1).

Reason: To ensure the implementation of an appropriate archaeological investigation, recording, reporting and publication, and the protection and preservation of archaeological features of significance, in accordance with North Hertfordshire Local Plan Policy HE4 and the NPPF 2024.

27. The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate

Reason: To ensure the implementation of an appropriate archaeological investigation, recording, reporting and publication, and the protection and preservation of archaeological features of significance, in accordance with North Hertfordshire Local Plan Policy HE4 and the NPPF 2024.

28. Prior to the first occupation/use of the development hereby permitted the vehicular access shall be installed in accordance with the approved detailed technical plans and thereafter retained and maintained at all times at the position shown. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

29. Prior to the first occupation/use of the development hereby permitted, the measures on the public highway shall be installed in accordance with the approved details prior to occupation of the development.

Reason: To ensure construction of a satisfactory development and to promote sustainable development in accordance with Policies 5, 19 and 20 of Hertfordshire's Local Transport Plan (adopted 2018). The cycle parking shall be constructed and laid out in accordance with the approved plans, agreed details and completed prior to occupation of the development hereby approved and shall thereafter be retained and maintained.

30. The Electric Vehicle Charging Points and associated infrastructure details forming part of the planning application submission and indicated on the approved plans

shall be implemented and brought into operation prior to the occupation of any residential unit hereby approved or any commercial use hereby approved commencing. Thereafter the Electric Vehicle Charging Points shall be permanently retained available for use at all times.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality in accordance with North Hertfordshire Local Plan Strategic Objective ENV4 and Policy SP9 and D4.

31. No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Management Statement shall include details of:
- o Access arrangements to the site.
 - o Traffic management requirements.
 - o Construction and storage compounds (including areas designated for car parking, loading /unloading and turning areas).
 - o Siting and details of wheel washing facilities.
 - o Cleaning of site entrances, site tracks and the adjacent public highway.
 - o Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times.
 - o Provision of sufficient on-site parking prior to commencement of construction activities.
 - o Post construction restoration/reinstatement of the working areas and temporary access to the public highway.
- Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding which must be kept within the site boundary, pedestrian routes and remaining road width for vehicle movements.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

32. No development approved by this permission shall take place until a Phase 2 investigation report, as recommended by the previously submitted Ground Science Solutions Ltd report dated 14th July 2025 (Ref: 2025/1533), has been submitted to and approved in writing by the Local Planning Authority. Where found to be necessary by the phase 2 report a remediation strategy to deal with the risks associated with contamination of the site shall also be submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include an options appraisal giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency action.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

33. Prior to any permitted dwelling being occupied a validation report shall be submitted and approved in writing by the Local Planning Authority to demonstrate the effectiveness of any agreed Remediation Strategy. Any such validation shall include responses to any unexpected contamination discovered during works.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

34. Notwithstanding the submitted Sustainability Statement, no development shall commence until an updated Sustainability Statement has been submitted to and approved by the Local Planning Authority in line with the nine themes of the Sustainability SPD. The approved measures must be implemented on site for each dwelling hereby approved prior to its first occupation and thereafter retained.

Reason To reduce carbon dioxide emissions and promoting principles of sustainable construction and the efficient use of buildings in accordance with the Sustainability SPD 2024 and North Hertfordshire Local Plan Policies SP9 and D1.

35. The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. a timetable for its implementation.
- II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
- III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of North Herts District Council.

36. Prior to the commencement of the development details of all flood resilient and resistant measures shall be submitted to and approved in writing by the local Planning Authority. The agreed measures shall then be installed and maintained in perpetuity. Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of North Herts District Council.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of North Herts District Council.

37. Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority.

The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 35.

Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of North Herts District Council

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative/s:

1. 1. Bat informative
A bat licence from Natural England is required to deliver this development. It will / may be a criminal offence if works proceed without a bat licence. It will / may also be a criminal offence if the terms of conditions of the bat licence, including in particular the mitigation and compensation requirements under the licence (which may require certain measures to be delivered before the development works start), are not adhered to.
2. Bird informative
Vegetation removal or building works must avoid the bird nesting season (1 March-30 September) unless a pre-works check by a suitably qualified ecologist confirms absence of active nests. A 5 m buffer around any active nest will be applied.
2. The Highway Authority 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/highways-roadsand-pavements.aspx> or by telephoning 0300 1234047.

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 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 website

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

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/highways-roadsand-pavements.aspx> or by telephoning 0300 1234047.

New or amended vehicle crossover access (section 278): Where works are required within the public highway to facilitate a new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration.

Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-yourroad/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

Highway to remain private: The applicant is advised that all new highway routes within the development site are likely to remain unadopted and the developer should put in place a permanent arrangement for long term maintenance. At the entrance of the new estate the road name plate should indicate that it is a private road to inform purchasers of their future maintenance liabilities. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roadsand-pavements.aspx>

[pavements/highways-roadsand-pavements.aspx](https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr) or by telephoning 0300 1234047.

Signed:



Shaun Greaves
Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 7 August 2026

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Applicants will need to pay a compliance fee where they request confirmation in writing of any planning consent, agreement or approval (commonly known as discharge of conditions) required by one or more conditions or limitations attached to a grant of planning permission.
- 3 The fee is £309 per request or £89 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the dwellinghouse.

The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available via the Council's website:
www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application
- 4 If the development hereby permitted is one that will require a new postal address/es then please contact the Council's **street naming and numbering service** on 01462 474431 or email SNN@north-herts.gov.uk who will advise you on how to apply for the new address/es.

Any proposed sales and/or marketing name to be adopted by the developer should

be forwarded to the **street naming and numbering service**, prior to any publication of the site details and sales information.

- 5 If you are aggrieved by the decision of your local planning authority (LPA) to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

However, if an enforcement notice has been served for the same or very similar development the time limit is 28 days from the date of the LPA decision or 28 days from the date the enforcement notice was served.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6 **Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- 7 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to

the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.

8 **Cadent Gas Informative:**

Cadent Gas own and operate the gas infrastructure within the area of your development. Contact our Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com Alternatively you can register on www.beforeyoudig.cadentgas.com This service is free of charge.

THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYELAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.