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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: 25/01606/FP
HCC ref: NH/25634/2025
HCC received: 4 July 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

2 Kingsoak, Hitchin, Hertfordshire, SG4 7BF

Application type

Full Application

Proposal

Full Planning Permission : Change of use and conversion of existing garage to provide one self-contained dwelling to include single storey rear extension; insertion of rear box dormer and front rooflights and alterations to fenestration including erection of detached garden store; landscaping and parking

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.

COMMENTS

The proposals are for a change of use and conversion of existing garage to provide one self-contained dwelling to include single storey rear extension; insertion of rear box dormer and front rooflights and alterations to fenestration including erection of detached garden store; landscaping and parking.

Context:

The site is within the grounds and surrounding area of Kingshott School. The Highway Authority are limited in the extent to which it is able to comment, noting that the access road of approx. 300m from the A602 Stevenage Road is a privately maintained road, and therefore beyond the authority of the Highway Authority who are responsible for all roads / footways / verges etc. that are considered maintainable at public expense (the public highway).

The proposed car parking provision and layout is the responsibility of the Local Planning Authority 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 Hertfordshire County Council.

CONCLUSION

This level of development is unlikely to impact the surrounding highway network; therefore, the highway authority would not wish to restrict the grant of planning permission.

Signed
Paul Marshall

17 June 2025

Signed
Paul Marshall

17 July 2025