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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: 25/02615/FP
HCC ref: NH/27038/2025
HCC received: 31 October 2025
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Land Adjacent To 67, Park Lane, Knebworth, Hertfordshire, SG3 6PW

Application type

Full Application

Proposal

Full Planning Permission : Erection of building for church hall use including car parking, column lighting, hard and soft landscaping, bin store and air source heat pump enclosure on south-west elevation. Alterations to existing vehicular access

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 recommends that permission be refused for the following reasons:

There is insufficient information provided with this application to enable the Highway Authority to reach a recommendation. In the absence of the necessary details, the Highway Authority recommends refusal due to concerns over potential implications for highway safety and convenience.

The submitted Design and Access Statement (DAS) does not provide the following information:

- 1.**Opening Times:** the applicant is advised to provide full details of opening hours and days.
- 2.**Trip Rates:** The applicant is advised to provide anticipated attendees per event and frequency of events. Also, a TRICS data analysis report should be provided to assess the impact of proposed development to Highway network
- 3.**Extent of Uses:** The applicant is advised to provide information on purpose uses such as community /social events apart from religious uses .

COMMENTS:

The Highway Authority acknowledges that the application site is currently served by an existing access from Park Lane. The proposal includes an extension of this access by approximately 4 metres. As this extension falls outside the limits of the public highway, it is considered acceptable in principle.

However, in the absence of the information listed in the above, the Highway Authority is unable to undertake a comprehensive assessment of the potential impacts of the proposed development on the highway network.

Conclusion

Based on the details currently submitted, the Highway Authority recommends refusal of the application. The Authority would be willing to reconsider its position should the applicant provide the outstanding information and satisfactorily address the issues identified.

Signed

Shamsul Huda

21 November 2025