



Town and Country Planning Act 1990 (as amended)

DECISION NOTICE

HCC Application No: PL/0482/25 (CC0849)

Full planning permission for the change of use from class C3 to C2 childrens care home, single storey front extension and boundary alterations.

Site: 15 Clothall Road, Baldock, Hertfordshire, SG7 6PB

**To: Mrs Anna Mayers
Hertfordshire County Council - Property
Robertson House
Six Hills Way
Stevenage
Hertfordshire
SG1 2FQ**

In pursuance of its powers under the above Act and the Orders and Regulations for the time being in force thereunder; the Council hereby GRANTS planning permission for the above development, in accordance with your application dated 22nd July 2025 and the accompanying plans, drawings and documents, subject to the FIVE conditions set out in the following notice.

Dated: 17th October 2025

Signed:

TEAM LEADER – DEVELOPMENT MANAGEMENT

Implementation - time limit

1. The development hereby permitted shall commence within 3 years of the date of this notice

Reason: to comply with the terms of the Town and Country Planning Act 1990 (sections 91 and 92)

Approved plans and documents

2. The development hereby permitted shall be carried out in accordance with the plans, drawings and documents, which form part of the application:
 - 370B_15CR-P-001_Rev A_Existing Ground and First Floor Plans & Existing Elevations 1-4
 - 370B_15CR-P-002_Rev A_Proposed Ground Floor and First Floor Plans & Proposed Elevations 1 – 4.
 - 370B_15CR-P-003_Rev A_Existing and Proposed Site Layout Plans

Reason: to ensure the development is carried out in accordance with the approved plans and documents.

Matching materials

3. The materials used for the external elevations shall match the appearance of the materials of the existing dwelling.

Reason: in the interest of the visual appearance of the area in accordance with Policy D1: Sustainable Design of the North Hertfordshire Local Plan 2011-2031 (November 2022).

Vehicular access

4. Prior to the first occupation of the development hereby permitted the amended vehicular access into the site shown on the submitted plan (Drg No. 370B/15CR-P-003/A) shall be provided with a gradient not exceeding 1:20 for the first 5 meters from the near channel edge of the adjacent carriageway. 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 a safe and 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).

Dated: 17th October 2025

Signed:



TEAM LEADER - DEVELOPMENT MANAGEMENT

Electric Vehicle charging

5. Prior to the first occupation of the development hereby permitted, the proposed development shall be provided with an active (ready to use) EV charging points and on-site cycle parking provision which shall thereafter be provided and permanently retained.

Reason: To ensure construction of a satisfactory development and to promote sustainable development in accordance with Policies 1, 5, 8, 19 and 20 of Hertfordshire's Local Transport Plan (adopted 2018).

INFORMATIVES

Storage of materials: The applicant is advised that the storage of materials associated with the construction of the proposed extension 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.

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 network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence.

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 on the highway informatives is available via the website: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

Dated: 17th October 2025

Signed:



TEAM LEADER - DEVELOPMENT MANAGEMENT