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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: 25/02795/FP  
HCC ref: NH/27098/2025  
HCC received: 7 November 2025  
Area manager: Manjinder Sehmi  
Case officer: Paul Marshall

**Location**

Unit 7-10, Station Approach, Hitchin, Hertfordshire, SG4 9UW

**Application type**

Full Application

**Proposal**

Full Planning Permission : Change of use from Sui Generis Car Sales to Class E(d) Indoor Sports, Recreation or Fitness (gym).

**Recommendation**

OTHER

Thank you for providing the Planning Statement in support of the proposed change of use from Sui Generis (Car Sales) to Class E(d) (Indoor Sports, Recreation or Fitness – gym) at 7–10 Station Approach.

**REVIEW**

The Statement sets out the applicant's intention to relocate their existing gym business from 12 Station Approach to larger premises within the same commercial cluster. It outlines the site context, planning history, relevant policy considerations, and assesses the proposal against these policies, concluding that the scheme represents sustainable development in line with planning guidance. From the details provided, the site comprises a single-storey building of approximately 370 sqm, currently used as a car showroom with ancillary office space and car valeting facilities. The premises include 11 car parking spaces and are located south of Hitchin Station car park within an established commercial area.

## CONCLUSION

It should be noted that Station Approach is a privately maintained road and therefore falls outside the jurisdiction of the Highway Authority. As such, the Authority's ability to comment is limited, given that its responsibilities are restricted to roads, footways, verges, and other infrastructure that are publicly maintained at the public's expense (i.e., the public highway). Therefore the Highway authority would not wish to comment further.

**Signed**

Paul Marshall

14 November 2025