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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: 26/00101/S73
HCC ref: NH/27984/2026
HCC received: 27 January 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Land Rear Of Gothic House, Oak Lane, Graveley, Hertfordshire

Application type

Variation of Condition

Proposal

Section 73 Application : Variation of condition 2 (revised plans) and condition 10 (landscaping) of planning permission 22/03299/FP granted 14.04.2023 for Erection of 4 detached dwellings (2 x 3-bed and 2 x 4-bed) including parking, landscaping and creation of vehicular access off Ashwell Common (as amended by plans received 6th April 2023 and 12th April 2023). (Development has commenced).

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.

The proposed variations to Conditions 2 and 10 are acknowledged, and the justification provided within the application is accepted.

It is noted that, during the Section 278 process, the Highways Officer raised valid concerns regarding both the location of the previously proposed uncontrolled crossing and the feasibility of widening the footpath, given that the relevant land is not within local authority ownership. The explanation provided confirms that this constraint prevents delivery of the originally conditioned path widening works.

The revised proposal to relocate the uncontrolled crossing to the opposite side of the site entrance is considered reasonable and is supported, as it would maintain safe pedestrian movement and improve accessibility and flow in accordance with highway safety objectives.

Furthermore, it is observed that vegetation along the section of footway previously identified as narrow has now been cut back, resulting in a width that exceeds the minimum specification required at the time the original condition was imposed. On this basis, the rationale for removing the requirement relating to additional widening is accepted.

Accordingly, the proposed amendments to the crossing location and the removal of the path widening element are supported, and the variations sought under Section 73 are considered acceptable.

Signed
Paul Marshall

5 February 2026