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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: 26/01887/FP
HCC ref: NH/30367/2026
HCC received: 8 September 2026
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Pirton Hall, Shillington Road, Pirton, Hitchin, SG5 3HB

Application type

Full Application

Proposal

Full Planning Permission : Erection of two detached dwellings with detached doubles garages following demolition of existing detached garage. Single storey side extension, front infill extension, first floor rear balcony and alterations to fenestration to existing coach house to provide one 3-bed dwelling and erection of detached double garage to serve the coach house. Erection of attached garage to serve Pirton Hall following part demolition of Pirton Hall. Installation of soft and hard landscaping works

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.

INFORMATIVES

AN) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development 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. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN) Obstruction of highway: 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 or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. 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 and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

AN) Construction Management Plan (CMP): The purpose of the CMP is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development. The CMP would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

COMMENT:

The key documents used to assess the application are

1. National Planning Policy Framework (Dec 2024).
2. HCC's Place & Movement Planning Design Guidance adopted in March 2024
3. Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
4. HCC's Dropped Kerb Policy
5. Manual For Street (MfS1 2007)

The application seeks planning permission for erection of two detached dwellings with detached double garages following demolition of existing detached garage, single storey side extension, front infill extension, first floor rear balcony and alterations to fenestration to existing coach house to provide one 3-bed dwelling and erection of detached double garage to serve the coach house. It also includes to erect of attached garage to serve Pirton Hall following part demolition of Pirton Hall. Installation of soft and hard landscaping works

The site is located on Shillington Road, which is a unnumbered classified C-road serving as local access function within the local highway hierarchy. The road is subject to a 60mph speed limit and is classified as a Inter-Urban (P1/M2) within Hertfordshire County Council's Place and Movement Planning and Design Guidance (March 2024).

In terms of access, the site benefits from an existing vehicular access off Shillington Road. The submitted application confirms that no alterations are proposed to the existing access arrangement.

Having regard to the scale and nature of the proposed development, the Highway Authority considers that the proposal would not result in a material increase in traffic generation or otherwise have a severe impact on the operation or safety of the local highway network.

Accordingly, the Highway Authority raises no objection to the proposed development, subject to the above planning condition and the inclusion of appropriate highway Informatives.

Signed

Shamsul Huda

29 September 2026