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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: 25/01843/S73
HCC ref: NH/25913/2025
HCC received: 30 July 2025
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Land Rear Of 33, High Street, Graveley, Hertfordshire, SG4 7LA

Application type

Variation of Condition

Proposal

Section 73 Application : Variation to conditions 2, 3, 5, 6, 8, 9, 10, 12 (amended design) of planning permission 23/01392/FP granted 16/02/2024 for erection of four detached 4-bed dwellings, including parking, landscaping and creation of vehicular access off Turf Lane

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.

Brief description in support of the proposed development by the applicant:

The applicant has submitted a covering letter to explain the reason for the S73 application, which states the following:

We enclose a Section-73 application to vary conditions to approval reference 23/01392/FP, for the erection of four detached 4-bed dwellings, including parking, landscaping, and creation of vehicular access off Turf Lane; approved 16th February 2024.

The fundamental change proposed to the application is to substitute the approved drawing numbers with new versions which propose a new design to the approved dwellings. The plot layout remains fundamentally the same, with some revisions to the plot shape and setting, but include a full new design as detailed in the enclosed drawings.

The existing access will remain the same, and the parking layout will be amended to move 2no of plot 1 & 2's spaces to the rear of the site accessed off the turning head, under a flat roof open sided car port.

Highways comments:

The applicant has submitted a Section 73 application seeking to vary conditions attached to planning permission reference 23/01392/FP, which granted approval for the erection of four detached 4-bedroom dwellings, including associated parking, landscaping, and vehicular access off Turf Lane (approved 16th February 2024).

The proposed amendments primarily involve substituting the approved drawing numbers with revised versions that reflect a new architectural design for the dwellings. While the overall plot layout remains broadly consistent with the approved scheme, minor adjustments to plot shapes and settings are proposed. Notably, the vehicular access point remains unchanged.

However, the parking arrangement for Plots 1 and 2 is proposed to be revised. Specifically, two parking spaces are to be relocated to the rear of the site, accessed via the turning head and accommodated beneath a flat-roofed, open-sided car port.

The Highway Authority has reviewed the revised layout and confirms that it has no objection to the proposed changes. The retention of the existing access and the relocation of parking spaces are considered acceptable and do not raise any highway safety or operational concerns.

Recommendation

In light of the above, the Highway Authority raises no objection to vary conditions attached to planning permission reference 23/01392/FP.

Signed

Senober Khan

18 August 2025