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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: 26/01457/FP
HCC ref: NH/29632/2026
HCC received: 30 June 2026
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

The Cricketers, 107 Arlesey Road, Ickleford, Hitchin, SG5 3TH

Application type

Full Application

Proposal

Full Planning Permission : Change of Use from Public House to single dwelling including erection of single storey side extension with open-sided porch following demolition of existing side lean-to. Alterations to fenestration arrangement and external cladding. Erection of detached ancillary summer house to rear garden. Installation of access gates, alterations to existing car parking arrangements, hard and soft landscaping and installation of cycle and bin storage

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 subject to the following conditions:

Condition: 1)

Prior to the first occupation of the development hereby approved, all vehicle parking spaces and cycle storage facilities as shown on the approved drawing (Ref: 1391/SPLP) shall be laid out, marked, levelled, surfaced and drained in accordance with the approved plans and thereafter retained permanently for their intended purpose.

Reason: To ensure the provision of satisfactory parking and cycle storage facilities in the interests of highway safety and the proper functioning of the development, in accordance with Policy 5 of Hertfordshire's Local Transport Plan 4 (adopted 2018).

Informative:

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.

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 the change of use of an existing public house to a single dwelling, including the erection of a single-storey side extension with an open-sided porch following the demolition of an existing side lean-to structure. The proposal also includes alterations to fenestration and external cladding, the erection of a detached ancillary summer house within the rear garden, installation of access gates, alterations to existing car parking arrangements, hard and soft landscaping works, and the provision of cycle and bin storage facilities.

The site is located on Arlesey Road, which is a classified C-road serving a secondary distributor function within the local highway hierarchy. The road is subject to a 30mph speed limit and is classified as a Residential Street (P2/M1) 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 onto Arlesey 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

21 July 2026