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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: 25/01361/FP
HCC ref: NH/25298/2025
HCC received: 5 June 2025
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

WHITE HOUSE ASHWELL ROAD NEWNHAM BALDOCK SG7 5JU

Application type

Full Application

Proposal

Change of use and conversion of barn to provide one self-contained two-bed dwelling including single storey front and rear extensions, side porch extension and alterations to fenestration including parking and hardscaping.

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.

COMMENTS:

Key policy documents used to assess the applications are.

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- National Planning Policy Framework (Dec 2024).
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- HCC's Place & Movement Planning Design Guidance adopted in March 2024
- Manual For Street (MfS1 2007)
- North Herts Local Planning policy [2011-2031]
- HCC's Residential Dropped Kerbs Policy 2024

The application comprises of change of use and conversion of barn to provide one self-contained two-bed dwelling including single storey front and rear extensions, side porch extension and alterations to fenestration including parking and hardscaping

VEHICLE ACCESS:

The development plans submitted show an existing access from the Ashwell Road that is designated as the C7 unnumbered classified local access road subject to a derestricted speed limit along this section of road. The applicant has indicated that there is no alteration to the existing access.

HIGHWAY SAFETY Vehicle to vehicle inter-visibility from the existing access

Vehicle to vehicle inter-visibility and pedestrian visibility would not be affected by the development.

The vehicle-to-vehicle inter-visibility visibility splays are acceptable and complies with levels of visibility found in Design Manual for Roads and Bridges.

VEHICLE PARKING

The application form states that there will be no additional parking spaces.

TRAFFIC GENERATION

Given the proposal involves no increase to parking provision this has been considered not to significantly alter the traffic generation of vehicles to the development.

IMPACT ON THE LOCAL HIGHWAY NETWORK

The turning space to enable a vehicle to turn around and egress the access in forward gear is acceptable.

CONCLUSION

Hertfordshire County Council as Highway Authority has considered that the proposal is of a small-scale development consequently the proposal would not significantly increase the traffic generation to the area and have an unreasonable impact on the safety and operation of the adjoining highway and has no objections on highway grounds to the application.

Signed

Shamsul Huda

26 June 2025