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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: 25/01539/FP
HCC ref: NH/26080/2025
HCC received: 13 August 2025
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Holborn Farm, Dane End, Therfield, Royston, SG8 9RH

Application type

Full Application

Proposal

Full Planning Permission : Extension and conversion of the existing barn into a five bedroom dwelling with associated landscaping, following demolition of nonoriginal stable extension, car port and lean-to structure

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 recommends that permission be refused for the following reasons:

The Highway Authority does not support the application. The proposal fails to demonstrate a policy-led and design-led approach to access and movement, particularly for pedestrians and cyclists. It does not align with the principles of sustainable development and represents a potential risk to highway safety. The application is therefore considered contrary to the objectives of LTP4, the NPPF, and current government planning priorities.

Brief description in support of proposed development by the applicant:

The design and access statement has been prepared in support of the Application.

Existing access onto the site is via Dane End through a gate onto a gravelled driveway and courtyard area serving Holborn Farmhouse to the north.

For pedestrians, access is gained via the courtyard for Holborn Farmhouse (over which, the barn site benefits from a right of way), via a gate in the sites northern boundary. This serves the courtyard of the Barn site.

For vehicles, the site is accessed via Dane End, over the private courtyard and to the rear of the barn site, behind the northern most projecting wing addition to the barn. There is no boundary treatment that currently distinguishes the boundary between the Holborn Farmhouse property and the Barn property in this location.

Relevant Planning History

In April 2024, planning permission and listed building consent was granted for works to convert the grade 2 listed barn into a dwelling.

The approved works included demolition of the three non-original adjoining structures and the erection of a 'bedroom wing' extending from the north elevation of the barn. The works also included various repair and refurbishment works to the barn, a car port and storage structure and associated landscaping across the site.

23/01220/FP (Full Planning Application) / 23/01221/LBC (Listed Building Consent) - Permission granted for: Conversion to existing barn into one 4-bed dwelling including extensions, detached car port, widening of existing vehicular access, associated landscaping and parking following demolition of existing stable extension, car port and lean-to structure.

In March 2025 the applicant; a close family relative of the previous owner, purchased the site with a desire to carry out the renovation and extension of the barn and adjoining buildings.

Highways comments:

The Highway Authority (HA) has reviewed the current proposal, which closely resembles the previously approved scheme under planning reference 23/01220/FP and 23/01221/LBC. The key difference in highway terms is the increase in the number of bedrooms from four to five, which may result in a modest intensification of use.

However, the HA's position remains unchanged from the previous application. The site is located in a rural area with limited access to sustainable transport options. It is not considered suitable for intensification of residential use due to the lack of viable pedestrian, cycling, or public transport connections. As such, the proposal does not meet the requirements for safe and inclusive access for all users.

The proposal fails to demonstrate a policy-led and design-led approach to access, particularly for non-car modes of travel. This is contrary to: Hertfordshire's Local Transport Plan (LTP4) Policies 5 and 6, which promote sustainable travel and seek to reduce reliance on private vehicles. National Planning Policy Framework (NPPF) which requires new development to provide safe and suitable access for all users and to create layouts that minimise conflicts between vehicles and pedestrians.

Current government planning approach is to give greater weighting to ensuring developments are accessible by pedestrians and less reliant on cars in support of sustainable and inclusive communities.

Recommendation:

The Highway Authority does not support the application. The proposal fails to demonstrate a policy-led and design-led approach to access and movement, particularly for pedestrians and cyclists. It does not align with the principles of sustainable development and represents a potential risk to highway safety. The application is therefore considered contrary to the objectives of LTP4, the NPPF, and current government planning priorities.

Signed

Senober Khan

4 September 2025