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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: 25/00256/PNMA
HCC ref: NH/23926/2025
HCC received: 13 February 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

148 London Road, Knebworth, Hertfordshire, SG3 6EY

Application type

Prior Approval

Proposal

Prior Approval Class MA - Comm to Resi : Change of use from commercial unit to one 1- bed flat

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:

Insufficient details have been submitted to demonstrate that the access arrangements adhere to guidelines in or are in accordance with 'Manual for Streets (MfS)' and 'Roads in Hertfordshire; A Design Guide', 2011. The proposals are therefore contrary to policy guidelines as outlined in the National Planning Policy Framework (NPPF) and Hertfordshire County Council's (HCC) Local Transport Plan 4 (LTP4).

See below for details.

COMMENTS

The proposals are for Prior Approval Class MA - Comm to Resi: Change of use from commercial unit to one 1- bed flat. London Road is maintainable by the highway authority and is classified (B197) and provides a secondary distributor function in the road hierarchy. The vehicle speeds past this site are limited to 30 mph. There have been no recorded accidents near the site in a rolling 5-year period.

Context: London Road is maintainable by the highway authority and is classified (B197) and provides a secondary distributor function in the road hierarchy. A 30mph speed limit applies. on HCC's Place and Movement network, Bramble Close is classed as P3/M2 (Eg. High Street). There have been 4 reportable highway accidents recorded within the immediate vicinity of the application site (5-year rolling). No Public Right of Way (as shown on the PRow map) directly affects the site or would be affected by the proposal. The county council considers London Road to be a traffic sensitive road and a Highways England diversionary route for the A1(M)_J6_to_J7.

COMMENT

The application documents do not provide information on vehicle parking or if this is a car free development?. Without this information the Highway Authority are unable to extend the grant of planning permission.

Signed

Paul Marshall

26 February 2025