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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: 24/02029/FPH  
HCC ref: NH/22579/2024  
HCC received: 20 December 2024  
Area manager: Manjinder Sehmi  
Case officer: Paul Marshall

**Location**

18 London Road, Baldock, Hertfordshire, SG7 6JN

**Application type**

Full Application

**Proposal**

AMENDED PROPOSAL

Full Permission Householder : Provision of vehicular access to property via dropped kerb and vehicle crossover

**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:

CON1) Prior to the first occupation hereby permitted the vehicular access improvements, as indicated on drawing number (SK01), shall be completed, and thereafter retained in accordance with details/specifications to be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure construction of a satisfactory access and in the interests of highway safety, traffic movement and amenity in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

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.

AN3) New or amended vehicle crossover access (section 184): Where works are required within the public highway to facilitate a new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

## COMMENTS

The proposals are for an AMENDED PROPOSAL Full Permission Householder: Provision of vehicular access to property via dropped kerb and vehicle crossover. 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 two recorded accidents near the site in a rolling 5-year period.

## Policy Review:

The key documents used to assess the application are:

- Manual for Streets 2007
- National Planning Policy Framework (July 2021)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- Cycle Infrastructure Design DfT Local Transport Note 1/20 (July 2020)
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

## PLANNING HISTORY

The application site has previous planning history.

## DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: SK01 and Location Plan.

## PARKING

As existing

## ACCESS

The proposal is to extend the existing dropped kerb serving No 20 by 4 flat kerbs and one riser, thereby allowing an improved access to No 18 as shown on drawing SK01. It is worth mentioning because of the controlled crossing and the right turn lane being opposite, traffic management will be included in the cost (see AN3)

## VISIBILITY

Drawing SK01 illustrates vehicle-to-vehicle inter-visibility and pedestrian visibility have an acceptable level of visibility and accords with the principles found in Hertfordshire's Place & Movement Planning Design Guide Part 4 Chapter 6 section 18.1, page 70.

## EMERGENCY ACCESS

The nature of the site puts the proposals / access within 45 meters from the public highway (As required in accordance with MfS 6.7.2)

## CONCLUSION

This level of development is unlikely to generate any extra movements which would impact the surrounding highway network; therefore, the highway authority would not wish to restrict the grant of planning permission subject to the condition and informatives.

**Signed**

Paul Marshall

9 January 2025