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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: 24/02675/FPH
HCC ref: NH/25192/2025
HCC received: 30 May 2025
Area manager: Manjinder Sehmi
Case officer: Geoffrey McMahon

Location

14 CASHIO LANE LETCHWORTH GARDEN CITY SG6 1AX

Application type

Full Application

Proposal

Installation of additional vehicular crossover, front boundary wall and entrance gates (development has commenced).

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, because an amended and a new vehicle crossover have been installed on highway rights land at this location without the permission of the Highway Authority.

Where works are required within the public highway to facilitate a new or amended vehicular access, the Highway Authority requires the construction of such works to be undertaken to its satisfaction and specification, and by a contractor who is authorised to work in the public highway.

Before works commenced the applicant should have applied to the Highway Authority to obtain its permission and requirements, and for the work to be carried out on the applicant's behalf under a Section 184 agreement.

Additionally, HCC's current Residential Dropped Kerbs Policy (Version 5, June 2025, p.5) states as follows: *We do not provide second dropped kerbs...Access points are limited to one per property. If you currently have use of a driveway and/or garage with associated dropped kerb on or immediately next to your property you will be deemed to have an existing dropped kerb.*

The Highway Authority has referred the matter to HCC's Licence and Enforcement Department, and recommends refusal pending resolution of the situation.

Signed

Geoff McMahon

16 June 2025