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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: 26/00058/S73
HCC ref: NH/27914/2026
HCC received: 24 February 2026
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Site Of Former 7, St Marys Rise, Breachwood Green, Hertfordshire, SG4 8PN

Application type

Variation of Condition

Proposal

AMENDED PROPOSAL

Section 73 Application : Variation of condition 2 (revised plans) of planning permission 22/02493/FP granted 04.01.2023 for erection of three detached 3-bed dwellings with associated change of use of land at the west of the site to residential, one detached double garage, parking and landscaping following demolition of existing detached dwelling

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:

Thank you for consulting the above application (Ref: 26/00058/S73). This application seeks Variation of condition 2 (revised plans) of planning permission 22/02493/FP granted 04.01.2023 for erection of three detached 3-bed dwellings with associated change of use of land at the west of the site to residential, one detached double garage, parking and landscaping following demolition of existing detached dwelling

Following a review of the additional supporting documents, including the tracking diagram, the Highway Authority considers that the variation proposals do not give rise to any highway safety concerns. The variation includes the following

- Additional parking spaces to plots 1 and 2
- Rear flat roofed dormer to plots 2 and 3
- Increase in finished floor levels between 250 – 400mm (plots 1 & 2)
- Plot 2 – increase in width by 2 metres to northwest
- Plot 3 – increase in width by 2 metres towards northeast
- Single storey flat roofed extension to plot 3

Therefore, the Highway Authority does not wish to raise an objection to the proposal.

Signed

Shamsul Huda

5 March 2026