



www.Glebekids.co.uk

Glebe Kids Nursery, 30 Glebe Road, Letchworth SG6 1DR

info@GlebeKids.co.uk

Planning Statement for Change of Use from Residential (C3) to Nursery (E(f)) at 30 Glebe Road, Letchworth Garden City

1. Community Need and Benefits

The proposed change of use to a nursery addresses an essential community need. Glebe Kids Nursery has been a vital resource for local families for 20 years, providing high-quality early childhood education for children aged 2 to 5. Beyond supporting early learning, the nursery enables parents to work or pursue further education, contributing to the local economy and community well-being. The nursery employs 16 local teachers, creating job opportunities within the area, and further supports the local economy by engaging various local traders, including gardeners, cleaners, builders, plumbers and handymen. By promoting foundational education and development, the nursery fosters a positive, long-lasting impact on children's futures, aligning with national and local priorities in early years education. Glebe Kids Nursery has been a vital resource for local families for 20 years, consistently operating at full capacity with a lengthy waiting list for many years, underscoring the strong, ongoing demand for quality early childhood education in the area.

2. Consistency with Local Planning Policy

The proposal aligns with North Hertfordshire District Council's (NHDC) local development policies, which emphasise the need for accessible community services, childcare, and educational facilities within residential areas. Relevant NHDC policies support the establishment and retention of childcare facilities that enhance sustainable communities. Specifically:

- **Policy SP1 (Sustainable Development in North Hertfordshire)** promotes developments that meet local community needs and support the vitality of neighbourhoods. Glebe Kids Nursery directly contributes to this by meeting the demand for childcare within a residential area, supporting both parents and children locally.
- **Policy ETC7 (Community Facilities)** within the NHDC Local Plan encourages the establishment and retention of facilities that benefit local residents. The nursery provides a crucial local service that enhances community welfare and promotes family support, aligning with this policy's objectives.

Additionally, Glebe Kids Nursery strengthens local employment by hiring 16 part-time teachers and working with various local service providers, thereby supporting NHDC's objectives for sustainable, community-based developments.

3. Compatibility with Surrounding Uses

The nursery is well-suited to the existing residential character of Glebe Road. The property's design and setting, including the preservation of its residential appearance, allow it to blend harmoniously within the neighbourhood. There have been no external structural changes to the main house that would alter its residential look, and our signage is limited and discreet, displayed only during term times. The nursery's operational hours (8 am to 3 pm, Monday to Friday, term time only) minimise potential disturbances, as these hours align closely with standard school schedules, reducing any impact on the surrounding residents.

Additionally, the nursery's robust traffic and parking management plan, developed in collaboration with the Letchworth Garden City Heritage Foundation, ensures that parent parking is controlled to avoid disruption to local amenity. This includes staggered drop-off and pick-up times, clear guidance for parents, and active monitoring by staff to ensure responsible parking. Staff primarily utilise the six designated onsite parking spaces, with minimal need for offsite parking due to staggered shifts, walking, and car-sharing arrangements.

The existing garden's mature trees, hedges, and shrubs support local biodiversity. As this change of use does not involve new development, these features will remain undisturbed, maintaining the area's environmental balance.

4. Operational Continuity

Glebe Kids Nursery has operated continuously at 30 Glebe Road since 2004, maintaining a stable and high-quality service that local families have come to rely on. Over two decades, the nursery has built a reputation for excellence, achieving an "Outstanding" Ofsted rating and receiving multiple local and national awards. Its longstanding presence has fostered strong ties within the community, making it a valued and trusted institution.

Since 2004, the primary operations for the children's nursery have remained consistent, even with adjustments made in 2022 to better utilise space within the main house for administrative and specific children's activities. This change of use application formalises the property's role as a nursery, aligning the official designation with its established function and ensuring its continuity. Securing appropriate commercial financing through this change will support the nursery's long-term stability, enabling it to continue serving families in Letchworth Garden City.

Conclusion

In summary, the proposed change of use to a nursery at 30 Glebe Road is consistent with NHDC's local planning policies, meets a demonstrated community need, and is compatible with the surrounding residential area. Glebe Kids Nursery's nearly two-decade-long operation reflects its vital role within the community, and formalising its use designation will allow the nursery to continue providing its valued service without disruption. The planning officer's support for this application would enable the nursery to secure its future, to the benefit of families and the community in Letchworth Garden City.