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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: 26/00500/FP
HCC ref: NH/28429/2026
HCC received: 9 March 2026
Area manager: Manjinder Sehmi
Case officer: George Fermer

Location

Old Foxes, North End, Kelshall, Royston, SG8 9SE

Application type

Full Application

Proposal

Full Planning Permission : Single storey detached self-build dwelling including ASHP, parking, cycle store and soft and hard landscaping

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.

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.

AN1) 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.

AN2) 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.

COMMENTS

This application is similar to that of planning application 24/02233/FP for which the highway authority raised no objection. Although this application is for a new dwelling, the highway safety matter remain the same. The site although not sustainable in terms of highways is for a single dwelling and within the curtilage of the village and therefore not considered a reason for refusal for this specific site.

Context:

North End is a classified local access road and provides a local access function in the road hierarchy North End is highway maintainable at public expense. A 30mph speed limit applies. On Hertfordshire County Council's Place and Movement network North End is classed as P2/M1 (eg. Residential Street). No reportable highway accidents recorded within the immediate vicinity of the application site (5-year rolling). No Public Right of Way (as shown on the Public Rights of Way Map) directly affects the site or would be affected by the proposal. The county council considers North End not to be a traffic sensitive road.

CONCLUSION

Access to The Old Foxes is provided via an existing driveway off North End, approximately 55 metres from the site. The proposal includes a new dwelling with dedicated parking. Matters relating to parking provision fall within the remit of the Local Planning Authority, rather than the Highway Authority.

There are no highway safety concerns associated with the proposal. The anticipated increase in vehicle movements is minimal, and existing recycling collection arrangements will remain unchanged. Sufficient access is available for emergency service vehicles, including fire appliances. Therefore, the Highway Authority would not seek to restrict the granting of planning permission, subject to the inclusion of the informatives outlined above.

Signed

George Fermer

26 March 2026