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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: 26/00124/FPH
HCC ref: NH/28045/2026
HCC received: 3 February 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Moss Rose Cottage, Payne End, Sandon, Buntingford, SG9 0QU

Application type

Full Application

Proposal

Full Permission Householder : Restoration of Listed Building cottage to include a single storey rear extension with glazed link to main dwelling and alterations to existing fenestration, demolition and redesign and construction of ancillary buildings. Alterations to existing pedestrian access

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.

AN3) Construction Management Plan (CMP): The purpose of the CMP is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development. The CMP would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

AN4) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

COMMENTS

The proposals are for Full Permission Householder Restoration of Listed Building cottage to include a single storey rear extension with glazed link to main dwelling and alterations to existing fenestration, demolition and redesign and construction of ancillary buildings. Alterations to existing pedestrian access

Context:

Dark Lane is an unclassified local access road and provides a local access function in the road hierarchy. Dark Lane is highway maintainable at public expense. A 30mph speed limit applies. On Hertfordshire County Council's Place and Movement network Dark Lane is classed as P2/M1 (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 Dark Lane not to be a traffic sensitive road.

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]
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

PLANNING HISTORY

The application site has no previous planning history.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: 389/ 07A, 04A, 05, 06A, and Design & Access Statement

PARKING / ACCESS

Section 4.2 of the Design & Access Statement explains that the existing garage will be demolished and replaced with a new garage, positioned further away from the house and designed with a pitched roof. This revised layout will also enable the creation of a separated pedestrian pathway leading to the two entrances on the north side of the dwelling with the reinstatement of the existing pedestrian access of Payne End

From a highway safety perspective, these changes are not expected to have any impact on Dark Lane or Payne End.

VISIBILITY

The submitted drawing demonstrates that pedestrian and vehicle to vehicle inter visibility is acceptable and complies with the guidance set out in Hertfordshire's Place & Movement Planning Design Guide, Part 4, Chapter 6, Section 18.1 (page 70).

EMERGENCY ACCESS

The layout of the site ensures that the proposed access is located within 45 metres of the public highway, in accordance with the requirements of Manual for Streets section 6.7.2

REFUSE / RECYCLING

Refuse and recycling arrangements are proposed to remain as existing. The current collection point and method of presentation to the highway are considered acceptable, and no changes are required as part of this application. The existing arrangements ensure that waste storage and collection can continue without impacting highway safety or the operation of the surrounding network.

CONCLUSION

Should the LPA be minded to approve the application please note the above informatives. This level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the highway network in terms of free flow and capacity, therefore; the highway authority would not wish to restrict the grant of planning permission.

Signed

Paul Marshall

11 February 2026