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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: 25/02754/S73
HCC ref: NH/27104/2025
HCC received: 7 November 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Land At Orchard Barn, Hexton Road, Luton, Hertfordshire, LU2 8NA

Application type

Variation of Condition

Proposal

Section 73 Application : Variation of condition 2 (revised plans) of planning permission 22/01841/S73 granted 31.08.2022 for Variation of condition 2 (submission of revised plans 2377 - 300; 301 302 and 303) of planning permission 20/01905/FP granted 21/10/2020 for erection of one detached 4-bed dwelling including new vehicular crossover onto Hexton Road. (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 for the following reasons:

The applicant has indicated on the application form: "We would like to replace the approved plans with the ones submitted with this application." It is not the responsibility of the Highway Authority to review both sets of plans and try to identify the differences. The applicant must clearly specify the proposed changes, particularly as conditions were attached to the previously approved plans.

Signed

Paul Marshall

14 November 2025

