

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Thomas Howe	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 18 th September 2026
Our Ref: 6838/26	Your : 26/01724/FP Ref:
Subject: Full Planning Permission: Erection of two semi-detached 3-bed dwellings following demolition of existing dwelling and double garage including landscaping, parking, bin and bike storage and installation of two air source heat pumps. Installation of pedestrian access. 134 High Street, Kimpton, Hitchin, Hertfordshire, SG4 8QP	

Comments:

Thank you for consulting Environmental Protection on this application. I can respond as follows.

Noise:

We would normally expect to see a MCS020A noise assessment for an application such as this (the installation of an air source heat pump). However, given the proposed location of the units, I have no objections in this instance subject to a condition requiring the development to be undertaken in accordance with the submitted plans.

Contaminated Land:

I have no objections in relation to land contamination but recommend the following condition is placed on any decision notice should you be minded to grant approval.

In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with BS10175:2026. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

Local Air Quality:

The application documentation appears to include EV chargers for both proposed dwellings. I have no objections on this basis subject to a condition requiring the development to be undertaken in accordance with the submitted plans.

Regards
Alan Stone