

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02204/FP	Redevelopment of site to provide 9 no. dwellings following demolition of existing buildings, to include access, parking, and landscaping. (Amended plan received 12/01/26).	Unit 1 Deans Yard South Road Baldock Hertfordshire SG7 6BZ

Submitted Plan Nos

1209 101. P2 1209 103. P6 1209 200-HT 1.0 P4 House Type 1.0 1209 200-HT 2.0 P4 House Type 2.0
 1209 200-HT 4.0 P1 House Type 4.0 1209 201-HT 4.0 P1 House Type 4.0 1209 400-HT 1.0 P3 House
 Type 1.0 1209 400-HT 2.0 P3 House Type 2.0 1209 400-HT 3.0 P3 House Type 3.0 1209 400-HT 4.0 P1
 House Type 4.0 Sheet 1 1209 401-HT 4.0 P1 House Type 4.0 Sheet 2 1209 410.P2 1209 411.P2 Existing
 Yard Floor Plans E F G H Existing Elevations E 1209 200-HT 2.0 P4 House Type 2.0 Existing ASP Topo
 Survey 241212 Existing Elevations F G and H

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP2	Settlement Hierarchy and Spatial Distrib
SP9	Design and Sustainability
T1	Assessment of transport matters
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

- 2.1 93/00482/1 – Refurbishment and alterations to building including removal of cladding, insertion of roller shutter doors, new windows and door.

Neighbouring properties:

Whitehorse Service Station

- 2.2 25/01514/FP - Erection of shop, forecourt canopy, car and jet wash, car and cycle parking, EV vehicle charging points, hard and soft landscaping, and bin stores following demolition of existing buildings

3.0 **Representations**

- 3.1 **HCC Archaeology** – No objection subject to condition.
- 3.2 **Historic England** – No comment.
- 3.3 **Baldock, Bygrave and Clothall Neighbourhood Planning Group** – None received.
- 3.4 **HCC Ecology** – No objection subject to condition.
- 3.5 **NHC Environmental Health (Contaminated Land, Noise and Air)**– No objection subject to Conditions.
- 3.6 **HCC Highways** – No objection subject to condition.
- 3.7 **Waste and Recycling** – None received.
- 3.8 **Anglian Water** – No objection subject to conditions.
- 3.9 **Site Notice and Neighbour Notification** – 8 comments received, one in objection and 7 neutral.

The objections are summarised as:

- Noise ingress from the neighbouring pub / beer garden.
- Fears of a subsequent impact from a noise abatement notice due to proximity of dwellings.

The neutral comments are summarised as:

- No objection to principle of residential development.
- Concerns regarding safety of vehicle access
- Increased traffic
- Cars frequently speed along this stretch of highway.
- Existing parking issues from pub users.

- Working hours should be conditioned.
- Loss of privacy to neighbouring properties
- Needs inclusion of swift bricks

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Deans Yard is an industrial site on the north side of South Road in Baldock. The site is bounded by a Public House on the southwest border (the Hen and Chickens), a Building of Local Interest residential dwelling to the north-east, a factory to the west and a disused petrol garage to the north. South Road is predominantly residential dwellings. The site consists entirely of hardstanding with 4 industrial buildings. The larger of the two are warehouse style in form.

4.2 **Proposal**

- 4.2.1 This is a full application for the redevelopment of site to provide 9 no. dwellings following demolition of existing buildings, to include access, parking, and landscaping. The proposal seeks to erect a terrace of 4 dwellings and one detached dwellings along the frontage of the site, with two pairs of semi-detached dwellings and a parking court to the rear. Each dwelling has off street parking for at least two cars, a bin and a modest rear garden. There is a communal cycle shelter in the parking court. There are four visitor spaces proposed on the south side of the access road.

- 4.2.2 The proposal includes 4 house types which are three-bedroom dwellings with two bedrooms and a study at first floor level and a third bedroom in the roof space making the dwellings appear 2 ½ storeys tall with front gable dormers. The dwellings to the rear (plots 1-4) benefit from rear gable dormer windows as well. The proposed materials are:

Walls – Red or Buff brickwork at ground level and off-white render at first floor.

Windows – White uPVC

Doors – White uPVC

Roof – Concrete interlocking or Slate Tiles (Terracotta or Grey)

Dormer Cheeks – Tile Hang (Terracotta)

- 4.2.3 The dwellings are approximately 10.6m deep, 5.6m wide, 10m to ridge, 6.05m to eaves. The gardens (excluding bin stores) measure:

Plot	Dwelling Floorspace	Rear Garden Size	Plot	Dwelling Floorspace	Rear Garden Size
1	114.1sqm	13.88sqm	6	114.1sqm	11.55sqm
2	114.1sqm	12.09sqm	7	114.1sqm	12.38sqm
3	114.1sqm	12.09sqm	8	114.1sqm	14.34sqm
4	114.1sqm	14.15sqm	9	109.7sqm	20.78sqm
5	114.1sqm	12.22sqm			

4.3 Key Issues

Principle of Development

- 4.3.1 The site lies within a built-up area of Baldock within the settlement boundary and is therefore supported by Policy SP2. The site forms part of an allocated housing site designated under Policy BA11 in the Local Plan, suitable for 20 dwellings. This policy
- *Heritage impact assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and*
 - *Archaeological survey to be completed prior to development;*
 - *Sensitive design to enhance the setting of Building of Local Interest;*
 - *Investigate and provide adequate mitigation measures/remediation for contamination associated with previous use.*

Sustainability

- 4.3.2 The NPPF December 2023 version, like the versions before, sets out that the purpose of the planning system is to contribute to the achievement of sustainable development and that to achieve this the planning system has three overarching objectives. These are that development must have an economic, social and environmental objective. These core aims are reflected within the Local Plan Policies SP1 and D1.
- 4.3.3 Regarding economic sustainability, the build process will provide for local jobs and will contribute to the local economy. Socially, friendships may form between new neighbours and residents can join in with local clubs and activities if they wish. The new houses will have to meet the high environmental code of current building regulations with regards to insulation, double glazing, low energy light fittings, low flow water fittings and an energy efficient boiler and each house will be provided with EV parking provision secured by condition. Air source heat pumps are also included on the plans. On this basis, the development is considered to be sustainable and comply with the aims of the NPPF and Policies SP1 and D1.

Layout, Design and Heritage Considerations

- 4.3.4 Policy D1 of the Local Plan states that planning permission will be granted for development proposals that respond positively to the sites local context and create or enhance the public realm. Policy SP9 of the Local Plan further considers that new development will be supported where it is well designed and located and responds positively to its local context. This is echoed in Section 12 of the NPPF.
- 4.3.5 South Road has a relatively mixed character in terms of form and scale. The southern side of the road is predominantly pairs of semi-detached dwellings, whereas the northern side has a mixture of terraces and detached dwellings. Whilst buildings within this locale are predominantly two storeys, the new builds opposite the site (app ref: 09/01869/1) are 2 ½

storeys with accommodation in the roof slope and front dormer windows. Given this, I do not consider the layout of the site and the scale of the dwellings to be out of context with the locality.

- 4.3.6 In terms of materials, properties along South Road are predominantly brick and render. The proposed scheme seeks to draw some symmetry with the properties opposite which feature buff brick at ground level and white render at first floor level. In addition, symmetry is also drawn from the slate roof and render of the neighbouring 53 South Road and the white render and grey concrete tile roof of the public house. I also find the design of the gable dormer windows draws some sympathy to the gabled roof form of the public house to the west of the site.
- 4.3.7 Whilst the erection of 2 ½ storey dwellings along the frontage of the site, where single storey buildings currently exist would be a noticeable change within the street scene, I do not consider that this change would have harmful impacts. South Road has a clearly established building line with dwellings sited close to the highway with short front gardens, especially on the northern side of the road. An adequately sized sky gap between the Public House, the proposed dwellings and no.53 South Road would be retained (approximately 7.37m and 9.32m respectively). Due to these reasons and the sympathetic materials, I find that the proposed dwellings would not have a detrimental impact upon the character and appearance of the street scene.
- 4.3.8 Although the eaves and ridgeline of the proposed dwellings would sit taller than both the neighbouring properties. The increased height would be minimal and due to the distance between the properties would not have a detrimental impact on the street scene.
- 4.3.9 The proposed dwellings would be set away from the 53 South Road and would not harm its significance as a focal point when entering and exiting South Road. The proposal therefore complies with Local Plan Policy HE3 and section 16 of the NPPF.
- 4.3.10 The site falls within the wider Scheduled Monument of Baldock (SM27913). Historic England have been consulted on the proposal and have no comment to make. HCC Archaeology has recommended a condition for a Written Scheme of Investigation to protect any archaeological finds.

The Impact on Neighbouring Dwellings/Future Occupiers

- 4.3.11 Policy D1 of the Local Plan also requires that development proposals meet or exceed the nationally described space standards. Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions. These considerations are echoed within Section 12 of the NPPF.

Impact to future occupiers

- 4.3.12 The houses are acceptable in size, all exceeding the minimum space requirements of these standards. This, along with private rear gardens, on plot parking and bin and communal bike

storage means that these houses can be considered to represent a good standard of amenity for future occupiers, and Policy D1 is considered to be met in this regard.

- 4.3.13 Plots 1-4 would have a backland relationship with the front plots. The distance between the front windows of Plots 1-4 and the rear windows of plots 5-8 would be between 28m to 33m. In my view, these would be sufficient to prevent any overlooking, loss of privacy or dominance.

Impact on Neighbouring residential properties

- 4.3.14 Plot 9 is oriented parallel to no.53, the proposed side window at first floor level would be opaque and would serve a bathroom, as such would not provide any overlooking of neighbouring amenity or privacy.

Impact on Commercial Properties

- 4.3.15 The site is bounded by a garage to the north-east, Factory to the north and a public house to the west. All the proposed side windows at first floor level would be opaque and would serve a bathroom, as such would not provide any overlooking of neighbouring amenity or privacy. The rear windows would not provide a view of the warehouse roof to the north of the site and would not provide any overlooking of private amenity space.
- 4.3.16 With regards to noise ingress a noise assessment has been included within this application which identifies mitigation measures to protect future occupiers. Environmental Health have recommended a condition based on the submitted noise assessment to secure these measures. However, given that ventilation and glazing measures proposed are covered by Building Regulations, it is not considered necessary to impose this condition.
- 4.3.17 The application is therefore considered to be in accordance with the aims of Policy D3 of the Local Plan.

Highways and Parking

- 4.3.18 The site would be accessed via the existing access. The Highway Authority have formally commented on this application, stating no objection with conditions and informatives. It is not considered that nine dwellings in this location would have a significant material impact on traffic and highway safety in this area compared to the existing use of the site. The proposal provides adequate space to allow for vehicles to turn and exit the site in forward gear.
- 4.3.19 The provision of 2 parking spaces per dwelling, communal cycle store and four visitor parking spaces would satisfy the requirements under Policy T2 of the Local Plan.

Bin Stores

- 4.3.20 Each house would be served by a bin store which where possible has either been sited to the rear of the dwelling or is sufficiently screened from the street scene to accommodate four wheely bins and a food caddy. A communal collection area is slightly set back from the access

road to prevent harm to street scene from bin blight. No elevations have been submitted for the bin stores, a condition is therefore recommended for this.

Biodiversity and landscaping

- 4.3.21 The proposed development is considered 'de minimis' and would not exceed the threshold of 25 sqm of on-site habitat, or and/ less than 5 meters of linear habitats. This application is therefore exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 4.3.22 Given that the site as existing features a substantial amount of hardstanding, the introduction of lawn areas and landscaping within the car park would provide some ecological biodiversity gains. NHC Ecologist has recommended a condition for an Ecological Enhancement Plan to ensure these gains are delivered.
- 4.3.23 With regards to landscaping, a landscaping plan has been submitted which is deemed acceptable. A condition is recommended to secure the implementation of these details.
- 4.3.24 With regards to public comments received asking for Swift Boxes, this is covered by the Ecological Enhancement Plan.
- 4.3.25 Regarding land contamination on the site. The application was submitted with a Phase 1 Land Contamination Report which concludes that a Phase 2 Report would be required. A condition is recommended to ensure that this report is conducted and submitted to the LPA prior to development commencing.

Other matters

- 4.3.26 Given the modest size of the gardens, a condition is recommended removing permitted development rights to prevent extensions to the dwellings, that may harm neighbouring residential amenity and to prevent large garden outbuildings from being constructed without the consideration of the LPA.
- 4.3.27 With regard to the electrical cable shown on the site plan, the agent has provided the following:

"The current sub-station service cable routes have been referenced from land search records which will potentially have in accuracies. As such, a radar survey will be arranged on site following demolition of the existing buildings and site clearance. Once the cable positions have been established, the applicant will work with the Utilities Undertaker to re-route the cables so that they are no longer beneath the building(s) and are installed in accordance with the UU requirements."

4.4 Conclusion

- 4.4.1 The Council cannot demonstrate a five-year supply of deliverable housing sites – currently estimated at between 2.6 and 3.3 years – and therefore there is a potential presumption in

favour of development as set out in Paragraph 11 of the NPPF. The nine new homes will make a minor contribution to the delivery of housing numbers in the District, which is a planning benefit, and the proposed scheme will have no harm on the setting of the neighbouring heritage assets, or adverse harm on the amenity of the neighbouring occupiers. The benefits of the application are therefore considered to be in accordance with the aims of Section 12 and 16 of the NPPF and Local Plan policies T1, T2, D1, D3, NE4 and HE1 and the application is recommended for conditional permission.

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 The agent is in agreement to the pre-commencement conditions.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. Prior to the occupation of the development hereby approved, details including materials and elevations of the refuse stores shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented on site.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

4. Before development commences, unless agreed in writing by the Local Planning Authority, details of a secure cycle store for each dwelling shall be submitted to and

approved in writing by the Local Planning Authority and delivered on site. The cycle store shall thereafter be retained, maintained and kept available for the users of the development.

Reason: To ensure construction of a satisfactory development and to promote sustainable development in accordance with Policies 5, 19 and 20 of Hertfordshire's Local Transport Plan (adopted 2018).

5. No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme and methodology of site investigation and recording as suggested by the archaeological evaluation
3. The programme for post investigation assessment
4. Provision to be made for analysis of the site investigation and recording
5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
6. Provision to be made for archive deposition of the analysis and records of the site investigation
7. Provision to be made for public engagement and interpretation
8. Provision to be made for preservation of heritage assets if appropriate
9. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

Reason: In the interests of archaeology protection to comply with Policy HE4 of the North Hertfordshire Local Plan 2011 to 2031.

6. The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A)

Reason: In the interests of archaeology protection to comply with Policy HE4 of the North Hertfordshire Local Plan 2011 to 2031.

7. The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate

Reason: In the interests of archaeology protection to comply with Policy HE4 of the North Hertfordshire Local Plan 2011 to 2031.

8. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority, including

elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Management Statement shall include details of:

- o Access arrangements to the site.
- o Traffic management requirements.
- o Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas).
- o Siting and details of wheel washing facilities.
- o Cleaning of site entrances, site tracks and the adjacent public highway.
- o Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times.
- o Provision of sufficient on-site parking prior to commencement of construction activities.
- o Post construction restoration/reinstatement of the working areas and temporary access to the public highway.
- o Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding which must be kept within the site boundary, pedestrian routes and remaining road width for vehicle movements

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

9. Before development commences, unless agreed in writing by the Local Planning Authority, details of cycling parking storage, route provision and safety in accordance with National Guidance LTN-1, SP6 and with SBC Local Plan IT5 shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. The cycle parking storage and measures shall be constructed and laid out in accordance with the agreed details and completed prior to occupation of the development hereby approved and shall thereafter be retained, maintained, and kept available for the occupants of the development at all times.

Reason: To ensure construction of a satisfactory development and to promote sustainable development in accordance with Policies 5, 19 and 20 of Hertfordshire's Local Transport Plan (adopted 2018).

10. No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as the inclusion of integrated bird/bat and bee boxes in buildings/structures, has been submitted to and approved in writing by the local planning authority.

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the North Herts Local Plan policy NE4.

11. No development approved by this permission shall take place until the following has

been submitted to and approved in writing by the Local Planning Authority:

- o A Phase 2 Site Investigation (where shown as necessary the Phase 1 Desk Study);
- o A Phase 3 Remediation Scheme (where shown as necessary by the Phase 2 Site Investigation)

All such work shall be undertaken in accordance with BS:10175:2011 or other appropriate guidance issued by the regulatory authorities. The work shall be sufficient to ensure that measures will be taken to mitigate any risks to human health and the wider environment.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

12. No development shall commence until a strategic foul water strategy has been submitted to and approved in writing by the local Planning Authority, in consultation with Anglian Water. This strategy will identify a sustainable point of connection to the public foul network. Prior to occupation, the foul water drainage works must have been carried out in complete accordance with the approved scheme.

Reason: To protect water quality, prevent pollution and secure sustainable development having regard to paragraphs 7/8 and 180 of the National Planning Policy Framework.

13. Prior to the occupation/use of the development hereby permitted, the details of the vehicle access with dropped kerb and pedestrian visibility splays in accordance with HCC design guide shall be submitted to and approved in writing by the Local Planning Authority. The vehicle access with dropped kerb/crossover and pedestrian visibility splays shall be installed in accordance with the approved details prior to occupation of each of the units and permanently maintained and retained.

Reason: To ensure construction of a satisfactory development and to promote sustainable development in accordance with Policies 5, 19 and 20 of Hertfordshire's Local Transport Plan (adopted 2018).

14. Prior to the first occupation/use of the development hereby permitted the car parking layout and driveway/access road shall be installed in accordance with the approved detailed plans and thereafter retained and maintained at all times at the position shown.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

15. The Electric Vehicle Charging Point and associated infrastructure details forming part of the planning application submission and indicated on the approved plans shall be implemented and brought into operation prior to the occupation of any residential unit hereby approved. Thereafter the Electric Vehicle Charging Points shall be permanently

retained available for use at all times.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, AA, B, C and E of Part 1 (and any further new class that may be introduced by way of an update) of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area and to comply with Policy D1 and/or Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

17. The approved details of landscaping as set out in Landscaping Strategy Plan (Drawing no. 1111-LA-P-O1) shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

18. Prior to the first occupation of the dwellings hereby approved, details of the Air Source Heat Pumps shall be submitted to and approved in writing by the Local Planning Authority and installed on site in accordance with the approved details. Such details shall include siting, size, appearance, manufacturer's specifications, and noise generation levels.

Reason: To ensure there are no adverse impacts on the design of the dwelling hereby approved or adverse harm on the amenities of the neighbouring occupiers and to comply with Policies D1 and D3 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the NPPF 2024.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative/s:

1. 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.

2. 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.

3. Where works are required within the public highway to facilitate a new or amended

vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf.

Further information is available via the County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

4. 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.

5. The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 26 January 2026	

