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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: 25/00718/FP
HCC ref: NH/24697/2025
HCC received: 15 April 2025
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Hitchin Swimming Pool Fishponds Road Hitchin Hertfordshire SG5 1HA

Application type

Full Application

Proposal

Decarbonisation works, including: the provision of insulated rendering to external walls, a substation, air source heat pump and associated enclosure, and the installation of photovoltaic panels on roofs. Changes to western access gate and ground re-enforcement of 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 subject to the following conditions:

Conditions:

No development shall commence until a revised Construction Traffic Management Plan (CTMP) which takes on board the above comments has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved CTMP.

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).

Advisory Notes:

Should this application be approved HCC recommends inclusion of the following Advisory Notes (ANs) to ensure that any works as part of this development are carried out in accordance with the provisions of the Highways Act 1980 and other relevant processes.

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 website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developerinformation/development-management/highways-development-management.aspx>

Obstruction of public highway land: 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 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 website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developerinformation/development-management/highways-development-management.aspx>

Road Deposits: It is an offence under Section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and 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 are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developerinformation/development-management/highways-development-management.aspx>

Brief Description of Proposed Development by the applicant:

The decarbonisation works involve the replacement of existing gas boilers and CHP with air source heat pumps & PVs which requires upgrades to the thermal envelope of each building to facilitate this. This DAS covers the proposals at Hitchin Swimming Centre.

The decarbonisation proposals at Hitchin Swimming Centre consist of the following upgrades to the thermal envelope of the building and services to facilitate the removal of fossil fuel gas heating. As agreed as part of the formal pre application advice these items fall within the scope of permitted development requiring prior notification, are classed as de minimis or are within the scope of this formal application as follows;

- External insulated render to existing masonry external walls For consideration in this application
- Upgraded insulation in flat roof terrace adjacent to café De Minimis
- Upgrade insulation to pitched roofs & relay existing clay roof tiles. PVs to be set within roof finish De Minimis
- Replacement windows, internal screens & rooflights with aluminium double glazed units De Minimis
- External ASHP compound adjacent to the existing plant rooms For consideration in this application
- Replace the existing gas fired boiler plant with air source heat pump technology & modify existing heating systems accordingly De Minimis

- Modify the existing heating system as necessary to provide temperature zone control De Minimis
- Introduce Passive InfraRed Sensors in Office areas De Minimis
- Install Photovoltaic (PV) panels to pitched roof Falls under Permitted Development / Prior Notification
- Proposed external substation Falls under Permitted Development

Highway comments:

This application involves the replacement of existing gas boilers and CHP with air source heat pumps etc all are upgrading of the existing systems, given there is no change and the site is in the town centre, the HA has no comments to make other than the HA has reviewed the Construction Traffic Management Plan (CTMP) and has the following comments to make:

Security, Parking and Loading unloading

No fencing to be placed on the public highway.

No signs to be placed on the public highway

No construction vehicles to be parked on the public highway

No site staff to be parked on the public highway.

No construction vehicles to be waiting on the highway n Fishponds Road

Traffic Management and interface with public.

Delivery times should be restricted 930 to 15:30 on weekdays

Provide swept path analysis to show construction traffic can enter and exit the site without over running the footway in Fishpond Road.

Also confirm the existing access to the swimming pool is being used.

There is a low bridge on the A505 route marked in Dark blue on plan and can not be used for a haulage route

Please review the haulage routes

Recommendation:

No objection, subject to the following condition:

Signed

Senober Khan

7 May 2025