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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: 25/02409/FP
HCC ref: NH/26954/2025
HCC received: 27 October 2025
Area manager: Manjinder Sehmi
Case officer: Manjinder Sehmi

Location

186 Whitehill Road, Hitchin, Hertfordshire, SG4 9HY

Application type

Full Application

Proposal

Full Planning Permission : Change of use from single family dwelling (class C3) to children's home (class C2) for a maximum of three children

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.

Advisory Notes:

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.

AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of the proposed extension 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/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

AN2) 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/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

AN3) 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/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

Comments

The application proposes to change the use from C3 residential dwellings to C2 residential care homes for children (aged 5-17 with EBD). The site is located on Whitwell Road, which is classified as a Local Distributor Road with a 30mph speed limit. It is well connected via public transport. An existing site access for both pedestrians and vehicles to the site has already been established.

The proposals are to always have 3 members of staff on-site to care for 3 children / young people. The site access as well as the existing parking provision of 2 spaces would remain as existing.

Overall, the proposal will not result in any material change to the buildings external appearance, access or driveway. It is considered that the level of vehicular trips from the proposed change of use is unlikely to change. Accordingly, the development would not result in a noticeable impact on the operation of the local highway network.

In view of the above, the Highway Authority has no objection to the proposal

Signed

Manjinder Sehmi

17 November 2025