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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: 25/02809/S73  
HCC ref: NH/27141/2025  
HCC received: 12 November 2025  
Area manager: Manjinder Sehmi  
Case officer: Shamsul Huda

### **Location**

Old Generator House , Mill Lane, Hexton, Hertfordshire, SG5 3JE

### **Application type**

Variation of Condition

### **Proposal**

Section 73 Application : Removal of conditions 3 and 4 of planning permission 24/02167/FP granted 30.04.2025 for erection of one detached 3-bed dwelling with parking and landscaping with new vehicular and pedestrian accesses onto Mill Lane following demolition of existing outbuilding.

### **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:

### **Highway Comments:**

Thank you for consulting the above application (Ref: 25/02809/S73). This application seeks removal of conditions 3 and 4 associated with planning permission reference 24/02167/FP granted 30.04.2025 for erection of one detached 3-bed dwelling with parking and landscaping with new vehicular and pedestrian accesses onto Mill Lane following demolition of existing outbuilding.

The Highway Authority did not recommend any of the conditions in question at the formal consultation stage. However, following further review, it is acknowledged that Condition 3, which relates to the provision of an alternative means of site access, is directly relevant to highway safety. The Authority considers that the removal of this condition could compromise safe and suitable access arrangements for the development. Consequently, the Highway Authority advises that the application to remove Conditions 3 and 4 should be refused in the interests of maintaining highway safety and ensuring compliance with relevant planning policies.

**Signed**

Shamsul Huda

3 December 2025