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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: 25/01919/FPH
HCC ref: NH/26095/2025
HCC received: 3 November 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

40 The Leas, Baldock, Hertfordshire, SG7 6HZ

Application type

Full Application

Proposal

AMENDED PROPOSAL

Full Permission Householder : Part single storey, part two storey rear extension and single storey side extension following demolition of existing rear conservatory. Provision of vehicular access to property via dropped kerb and vehicle crossover

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:

The Highway Authority recommends refusing this application because it does not comply with Hertfordshire County Council's Residential Dropped Kerb Policy.

Discussion

- Proposed Design
Drawing Ref (025061/11 Rev C) shows a new dropped kerb directly adjoining the existing kerb at No. 42. This would extend the current dropped kerb by approximately 4 meters, creating a total width of around 8 meters. This arrangement is not permitted under the Residential Dropped Kerb Policy

- Policy Requirements

The policy allows:

- o A maximum of 4 flat kerbs (3.6 m) for a single property.
- o One or two ramped kerbs depending on the property.
- o No more than 4 flat kerbs for a single property.
- o A double dropped kerb serving two properties may have 6 flat kerbs. Applications for wider kerbs will be refused.
- Spacing Requirement
A full kerb length must be maintained between any existing dropped kerb and a proposed new one.
- Additional Information Required
The applicant must provide a swept path analysis showing that a vehicle can enter and exit the parking area within the red line boundary without overrunning the footway or encroaching on a neighbouring driveway
- Street Lighting Considerations
Any revised design may require the removal or relocation of a lamp column. Approval for this change rests with Ringway, the street lighting contractor, and may not be granted.

Conclusion

Planning permission cannot be granted until all the required information and compliance with policy are demonstrated.

Signed

Paul Marshall

24 November 2025