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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Thomas Howe.....

| <b>APPLICATION<br/>REFERENCE</b> | <b>BRIEF DESCRIPTION OF<br/>DEVELOPMENT</b>                                          | <b>APPLICATION SITE</b>                                                          |
|----------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| 25/00784/FPH                     | Provision of vehicular access to property<br>via dropped kerb and vehicle crossover. | 8 Canham Close<br><br>Kimpton<br><br>Hitchin<br><br>Hertfordshire<br><br>SG4 8SD |

**Submitted Plan Nos**

Location Plan Site Plan Block Plan

**1.0    Policies**

|    |                    |
|----|--------------------|
| D1 | Sustainable design |
|----|--------------------|

|        |                                         |
|--------|-----------------------------------------|
| D3     | Protecting living conditions            |
| T1     | Assessment of transport matters         |
| T2     | Parking                                 |
| SECN12 | Achieving well-designed places          |
| SECN14 | Meeting climate change,coastal,flooding |

## 2.0 **Site History**

2.1 No relevant history.

## 3.0 **Representations**

3.1 Neighbour Representations – None received.

3.2 Highways – June 2025 - Does not with to restrict grant of permission:

*“The application seeks the views of the highway to create off road parking and dropped kerb from Canham Close. Canham Close is an unclassified road type -U. the speed limit is restricted to 30mph. In accordance with the Hertfordshire Couty Council’s residential dropped kerb policy-2024, a planning permission is normally needed if: a) the dropped kerb is off a classified road (A, B or C road) b) the dropped kerb is to a commercial site, flats or maisonettes.*

*Therefore, Canham Close, being as an unclassified road, the applicant is advised to apply for a dropped kerb via HCC’s website. Upon receipt of the application, the Network Management Team will assess the application and make recommendations. The dropped kerb application can be submitted via link Dropped kerbs | Hertfordshire County Council.”*

3.3 Highways – July 2025 – Notes provision of Certificate B. Other matters remain unchanged.

## 4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 8 comprises an end of terrace two storey dwelling off Canham Close, a residential road in Kimpton.

## 4.2 **Proposal**

- 4.2.1 Planning Permission is sought for:

Provision of vehicular access to property via dropped kerb and vehicle crossover.

## 4.3 **Key Issues**

- 4.3.1 **Principle:** Within settlement boundary, modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan.

- 4.3.2 **Highways:** Given that Canham Close is unclassified, Planning Permission is not required for these works. Consent would be required from Hertfordshire Highways before proceeding. The Highways authority have not objected to the proposal. I therefore see no reason for the LPA to object on Highways grounds.

- 4.3.3 **Design and Impact on the street scene:** The area surrounding the site comprises dwellings with various dropped kerbs to access off-street parking from Canham Close. The introduction of the dropped kerb and crossover would not be harmful to the character of the area, and is therefore considered to be acceptable.

- 4.3.4 **Impact on neighbours:** None. Would not enlarge built bulk, and would not dominate neighbours. Complies with Policy D3 of the Local Plan.

- 4.3.5 **Parking:** Would enable off-street parking for No.8. Complies with T2 of the Local Plan.

- 4.3.6 **BNG:** Exempt from BNG requirements.

- 4.3.7 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

## 4.4 **Conclusion**

- 4.4.1 Acceptable in planning terms.

## 4.5 **Alternative Options**

- 4.5.1 None applicable

## 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.

**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. New or amended vehicle crossover access (section 184): 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

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| <p>Signed</p>  <p>Sam Dicocco</p> <p>Determining Officer</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p><b>Date:</b> 27 August 2025</p>                                                                                                            |                                                                                                                                                 |