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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: 26/00319/LBC
HCC ref: NH/28316/2026
HCC received: 24 February 2026
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Barn To The West Of Lordship Farmhouse, Pirton Road, Holwell, Hertfordshire,

Application type

Listed Building

Proposal

Listed Building Consent : Conversion of a grade II listed building and associated building to create two semi-detached dwellings (1 x 3 bed and 1 x 4 bed) including demolition of modern extension and replacement single storey extension. Internal and external alterations

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:

CON1) Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved drawing. The splay shall thereafter be retained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: To ensure that the level of visibility for pedestrians, cyclists and vehicles is satisfactory in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

CON2) Prior to the commencement of the use hereby permitted the vehicular access (indicated for improvement on approved drawing) shall be upgraded / widened to a minimum width of 5.5 metres and provided with kerb radii of 8 metres in accordance with the Hertfordshire County Council construction specification for the first 15 metres as measured back from the near channel edge of the adjacent carriageway. Prior to use arrangements shall be made for surface water drainage to be

intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

HIGHWAY INFORMATIVE:

HCC recommends inclusion of the following highway informative / advisory note (AN) to ensure that any works within the public highway are carried out in accordance with the provisions of the Highway Act 1980: AN1) Construction standards for works within the highway: The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

AN2) Avoidance of surface water discharge onto the highway: The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.

AN3) Works within the highway (section 278): The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

AN4) The Public Right of Way(s) should remain unobstructed by vehicles, machinery, materials, tools and any other aspects of the construction during works. Safe passage past the site should be maintained at all times for the public using this route. The condition of the route should not deteriorate as a result of these works. Any adverse effects to the surface from traffic, machinery or materials (especially overspills of cement & concrete) should be made good by the applicant to the satisfaction of the Highway Authority. No materials shall be stored or left on the Highway including Highway verges. If the above conditions cannot reasonably be achieved, then a Temporary Traffic Regulation Order (TTRO) would be required to close the affected route and divert users for any periods necessary to allow works to proceed, for which a fee would be payable to Hertfordshire County Council. Further information is available via the County Council website at <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/countryside-access/right>

s of-way/rights-of-way.aspx or by contacting Rights of Way, Hertfordshire County Council on 0300 123 4047.

Highways comments:

The proposal involves the conversion of a Grade II listed building and associated outbuilding to create two semi-detached dwellings (1 × 3bed and 1 × 4bed).

The Highway Authority (HA) has reviewed the documents submitted by the applicant as part of this application. It is noted that the submitted Transport Statement (October 2025) and Planning, Design and Access Statement (31 January 2025) both relate to a previously envisaged scheme for 6 residential units. These documents therefore have no relevance or material bearing on the current proposal, which is for 2 residential units only.

Notwithstanding this, the site benefits from extant permission for two dwellings under application 22/01843/LBC. Unless advised otherwise by the Local Planning Authority, it appears that the current proposal is driven primarily by planning and heritage considerations, as it does not materially alter the established access arrangements, expected trip generation, or the site's interaction with the public highway when compared with the previously accepted scheme assessed by the HA.

Recommendation

Given the above, and having regard to the extant consent for two dwellings on the site, the HA raises no objection to the current application, subject to the inclusion of the previously recommended conditions (with superseded drawing numbers removed and to be replaced with the approved drawings as determined by the LPA), as repeated above:

Signed

Senober Khan

18 March 2026