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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: 25/03184/FP
HCC ref: NH/27878/2026
HCC received: 26 February 2026
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Mill Farm, High Street, Whitwell, Hitchin, SG4 8AG

Application type

Full Application

Proposal

AMENDED PROPOSAL

Full Planning Permission : Conversion and extension of existing barn/outbuilding to create one two-bedroom dwelling

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.

AN) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development 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 County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN) Obstruction of highway: 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 or public

right of way 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 County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. 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 and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

AN) Gravel / shingle driveways: Where loose gravel or shingle is used, a suitable measure to prevent material spilling onto the road/footpath/verge must be installed. It is an offence under section 148 of the Highways Act 1980 to deposit debris onto 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. Further information is available by telephoning 0300 1234047.

COMMENTS:

The key documents used to assess the application are

- National Planning Policy Framework (Dec 2024).
- HCC's Place & Movement Planning Design Guidance adopted in March 2024
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- HCC's Dropped Kerb Policy May -2024
- Manual For Street (MfS1 2007)
- North Herts Local Planning policy [2011-2031]

This amended application has already been assessed, with highway comments previously issued on 19/02/2026. The applicant has now submitted revised site plans (Refs: 1944□1□024B and 1944□1□022C), which show updated layout and section details.

There is no proposal for a new access, nor any alteration to the existing access arrangements off public highways. Taking all submitted information into account, the Highway Authority considers that the conversion of the existing barn into a two□bedroom residential unit would not result in a significant impact on the local highway network.

Accordingly, the Highway Authority raises no objection to the proposal.

Signed

Shamsul Huda

19 March 2026