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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: 26/00392/FP
HCC ref: NH/28370/2026
HCC received: 2 March 2026
Area manager: Manjinder Sehmi
Case officer: May Mon

Location

Annexe At, Cuckoo Hall, 73 Park Lane, Old Knebworth, Hertfordshire, SG3 6PP

Application type

Full Application

Proposal

Full Planning Permission : Erection of one self-build dwelling including ancillary annexe following demolition of existing dwelling to including parking, hard and soft landscaping and installation of rear swimming pool

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.

HIGHWAYS INFORMATIVES

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

AN1) 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 website

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

AN2) Obstruction of public highway land: 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 website:

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

AN3) 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.

COMMENTS

Context: Park Lane is an class C Local Distributor Road and is highway maintainable at public expense. A national speed limit applies. On HCC place and movement network, it is classed as P1/M2 (Inter-urban Road). No reported accidents recorded within the vicinity of the application site (5-year rolling).

Access: The site has an existing vehicular access. The application form states that no new or altered vehicular or pedestrian access is proposed to or from the public highway. The proposal is for replacement of an existing dwelling. The access arrangement for emergency vehicles, delivery vehicles and kerbside collection will be as per existing.

Parking: The application form states that three parking spaces are proposed. The LPA shall be responsible for assessing the proposed development against local parking standards and to satisfy for itself that any required level of parking can be achieved within the boundary of the site.

Trip Generation: The proposed development is unlikely to result in a material increase in vehicle trips to and from the site and no significant impact on the operation of the highway network is identified in this respect.

CONCLUSION

HCC as Highway Authority has considered the proposal and concludes that it would not give rise to an unacceptable impact on the safety or operation of the surrounding highway. It raises no objections but recommends the inclusion of the above highway informative/advisory notes.

Signed

May Mon

19 March 2026