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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: 26/01296/FP
HCC ref: NH/29393/2026
HCC received: 4 June 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Building At The Rear Of, 122 Nightingale Road, Hitchin, Hertfordshire, SG5 1RG

Application type

Full Application

Proposal

Full Planning Permission : Conversion of redundant garage/workshop to form one 1-bedroom dwelling to include alterations to fenestration, insertion of dormer window and rooflight, external render, parking and cycle storage area following partial demolition of existing three garages

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 commencement of the development hereby permitted a plan of cycle parking should be submitted in accordance with (Cycle Infrastructure Design' DfT Local Transport Note 1/20 (July 2020) and approved in writing by the Local Planning Authority. Prior to first occupation the approved scheme shall be fully implemented and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018)

CON2) No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Method Statement shall include details of:

Access arrangements to the site.

Traffic management requirements.

Construction and storage compounds

Cleaning of site entrances, site tracks and the adjacent public highway.

Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times.

Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding which must be kept within the site boundary, pedestrian routes and remaining road width for vehicle movements

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

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 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.

AN2) 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.

COMMENTS

The proposals are for Full Planning Permission: Conversion of redundant garage/workshop to form one 1-bedroom dwelling to include alterations to fenestration, insertion of dormer window and rooflight, external render, parking and cycle storage area following partial demolition of existing three garages

Context:

Nightengale Road is a Principal 'A' road (A505) and provides a main distributor function in the road hierarchy Nightengale Road is highway maintainable at public expense. A 30mph speed limit applies. On Hertfordshire County Council's Place and Movement network Nightengale Road is classed as P3/M2 (High Street) There has been 3 recorded highway accidents within the immediate vicinity of the application site (5-year rolling). No Public Right of Way (as shown on the Public Rights of Way Map) directly affects the site or would be affected by the proposal. The county council considers Nightengale Road to be a traffic sensitive road.

Policy Review:

The key documents used to assess the application are

- Manual for Streets 2007
- National Planning Policy Framework (July 2021)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- Cycle Infrastructure Design Guidance (Department for Transport Local Transport Note July 2020)
- Hertfordshire County Council's Place & Movement Planning Design Guidance (adopted in March 2024)

PLANNING HISTORY

The application site has no previous planning history.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: 01, 02, PL03A, PL04A & PL05A and Design Statement.

ACCESSIBILITY

'Cycle Infrastructure Design' DfT Local Transport Note 1/20 (July 2020) recommends for cycle parking storage should be 2m (1.8m is acceptable) in length by 0.3m space between cycles. There should be parking for 1 cycle per dwelling. Outside cycle parking should be covered and lockable. The provision of well-located, safe and secure cycle parking for residents and visitors is a key factor in encouraging people to cycle as an alternative to using the private car. Please see condition 1 above.

Planning for Walking, issued by the Chartered Institution of Highways and Transportation (CIHT) places emphasis on developments being located and designed, where practical, to give priority to pedestrian (and cycle) movements and have access to high quality public transport facilities. The site is well placed for public transport and is walkable to all areas

PARKING

The proposals involve the partial demolition of the three existing garages accessed from the Radcliffe Road courtyard and their redesignation as three marked car parking spaces. Two of these spaces would be allocated to the proposed dwelling. The Highway Authority is satisfied that there would be no material change in the overall level of parking provision and that the arrangement would continue to operate satisfactorily in highway terms.

ACCESS

The site benefits from an existing access, with no alterations proposed as part of the development. The Highway Authority raises no objection in this respect.

VISIBILITY

Visibility at the access is existing and remains unchanged. As such, it is considered acceptable for the level and nature of traffic associated with the proposals.

EMERGENCY ACCESS

The nature and layout of the site ensure that the proposals and associated access are located within 45 metres of the public highway, in accordance with the requirements of Manual for Streets (MfS) paragraph 6.7.2.

REFUSE / RECYCLING

Proposals for refuse and recycling storage must accord with Manual for Streets paragraph 6.8.9. Residents should not be required to carry waste more than 30 metres, and bin storage should be located within 25 metres of the kerbside or designated bin collection point.

CONSTRUCTION METHOD STATEMENT (CMS)

It is important that a CMS is provided considering the restricted nature of parking on Nightingale Road. The statement must have or be shown as a drawing of the construction site and the dedicated areas within. These should include but not limited to, construction parking area, wheel washing, and storage area. See condition 2

CONCLUSION

Should the LPA be minded to approve the application please note the above conditions and informatives. This level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the highway network in terms of free flow and capacity, therefore; the highway authority would not wish to restrict the grant of planning permission.

Signed

Paul Marshall

16 June 2026