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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: 26/00552/FPH
HCC ref: NH/28709/2026
HCC received: 1 April 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Bradfield Barn, Gannock Green, Gannock Road, Sandon, Buntingford, SG9 0RH

Application type

Full Application

Proposal

Full Permission Householder : Change of use of gravelled area to provide a usable garden space to include pergola, patio area, decking and log store and erection of sauna and no.2 water pools, following removal of existing outbuildings. Replace existing garage with an open sided carport and replace existing shed. Replace existing fence where necessary and erection of vehicular and pedestrian entrance gate

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.

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 Permission Householder: Change of use of gravelled area to provide a usable garden space to include pergola, patio area, decking and log store and erection of sauna and no.2 water pools, following removal of existing outbuildings. Replace existing garage with an open sided carport and replace existing shed. Replace existing fence where necessary and erection of vehicular and pedestrian entrance gate

Context:

The site, Bradfield Barn is located within a rural area. The access road is a privately maintained road; it falls outside the jurisdiction of the Highway Authority. As such, the Authority's ability to comment is limited, given that its responsibilities are restricted to roads, footways, verges, and other infrastructure that are publicly maintained at the public's expense (i.e., the public highway).

CONCLUSION

From a highways point of view the proposals would have little if any impact on the surrounding highway network in terms of safety, therefore the Highway Authority would not wish to restrict the grant of planning permission

Signed

Paul Marshall

20 April 2026