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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: 25/03157/FPH
HCC ref: NH/28137/2026
HCC received: 10 February 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

15 Deards End Lane, Knebworth, Hertfordshire, SG3 6NL

Application type

Full Application

Proposal

Full Permission Householder : Installation of 2 motorised entry and exit timber gates

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.

The site Deards End Lane is located in a residential area. The Highway Authority are limited in the extent to which it is able to comment, noting that Deards End Lane is a privately maintained road, and therefore beyond the authority of the Highway Authority who are responsible for all roads / footways / verges etc. that are considered maintainable at public expense (the public highway).

If it were Highway Land we would usually ask for a 5 meter set back distance. However, as this is a dead end lane with minimal trips. We would likely approve the gates.

Signed

Paul Marshall

20 February 2026