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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: 24/00767/AD
HCC ref: NH/22344/2024
HCC received: 18 September 2024
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

The George , 33 Bucklersbury, Hitchin, Hertfordshire, SG5 1BG

Application type

Advertisement Consent

Proposal

Advertisement Consent : Installation of externally illuminated fascia signs, hanging signs and flood light and lanterns

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:

CONDITIONS

CON2) Projecting Signage. The projecting sign must be at a height of, but not greater than 2.3 m vertically above the footpath and no less than 500 mm horizontally from the edge of the carriageway.

Reason: The above condition is required in the interests of pedestrians/highway safety and in accordance with P&MDG (Part 4 Chapter 17 Section 5.2)

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 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.

AN3) Projecting signs: Notwithstanding any consent issued under the Town and Country Planning Act, a licence issued under the provisions of Section 177 of the Highways Act 1980 is required prior to the erection of any part of the projection or overhang into or over the public highway. Further information is available via the County Council's website: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/oversail-licence-to-overhang-a-structure-on-a-public-road.aspx> or telephoning 0300 1234047.

COMMENTS

The proposals are for an Advertisement Consent: for the Installation of externally illuminated fascia signs, hanging signs and flood light and lanterns. Bucklesbury is maintainable by the highway authority and is unclassified and provides a local access function in the road hierarchy. The vehicle speeds past this site are limited to 20 mph. There have been no recorded accidents near the site in a rolling 5-year period.

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]
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)
- Institution of Lighting Professionals (ILP) in the publication 'Technical Report No 5: Brightness of Illuminated Advertisements' and 'Guidance Notes for the Reduction of Obtrusive Light GN01:2014'

PLANNING HISTORY

The application site no previous planning history.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: Existing Signage, Site Location Plan, Existing and Proposed Elevations and Signs, and Signage Description Plan.

The proposed location of the signage is acceptable essentially replacing the existing signs. The proposal for sign 'E' illustrates the height above ground level as 5.4. Its not clear where the measurement has been taken from. The height above ground level according to P&MDG (Part 4 Chapter 17 Section 5.2) should be 2.3 meters from ground level to the bottom of the sign. Please see condition1.

The illuminance levels of the signs and lighting units are all within the recommendations contained in the ILP.

Finally, should there be a need, when installing the signage that the footway would need to be used. Please follow direction found in AN2 above.

CONCLUSION

Should the LPA be minded to approve the application please note the above condition and informatives above. This level of development is unlikely to be a risk to pedestrians and or dazzle and distract drivers; therefore, the highway authority would not wish to restrict the grant of planning permission.

Signed

Paul Marshall

3 October 2024