



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHN115
Farnham House
Six Hills Way
Stevenage
SG1 2ST

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: 26/01861/FPH
HCC ref: NH/30438/2026
HCC received: 15 September 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Meadow Cottage 24 Charlton Road, Hitchin, Hertfordshire, SG5 2AE

Application type

Full Application

Proposal

Full Permission Householder :

Single storey rear orangery extension with glazed roof lantern.

Extension and alterations to existing roof including insertion of rooflight to side roofslope, enlargement of existing rear dormer window including insertion of Juliet balcony and first floor rear roof canopy.

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) / highway informative 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.

The proposed development would not give rise to any highway safety concerns and raises no objections in terms of highway policy.

The application comprises the erection of a single-storey rear orangery extension with a flat roof and glazed roof lantern, together with associated first-floor alterations, including:

- Installation of a low-profile conservation-style rooflight within the eastern roof slope;
- Enlargement of the existing dormer window to match the design and appearance of the existing fenestration; and
- A modest extension to the southern eaves of the principal gable roof to provide passive solar shading to the first-floor accommodation, structurally integrated with the proposed orangery extension.

Having reviewed the proposal, the Highway Authority considers that it would not have any material impact on the local highway network, parking provision, or highway safety. Accordingly, the Highway Authority would not wish to resist the grant of planning permission, subject to the informatives set out above.

Signed

Paul Marshall

22 September 2026