

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Thomas Howe	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 29 th September 2026
Our Ref: 6329/26	Your : 26/00886/FP Ref:
Subject: Full Planning Permission: Front extension to barn and change of use to a single dwellinghouse Land At Eiling Lodge, Drivers End, Codicote, Hertfordshire, SG4 8TP	

Comments:

Thank you for consulting Environmental Protection on this application.

Noise:

This property already appears to be a residential property (i.e. a retrospective application?) and looks to have been that way for some time. In relation to the proposals, there is some plant/equipment serving an adjacent swimming pool to the rear of the property but there is no information on noise affecting the proposed residential property.

Is this something we can request, please?

Land contamination:

For an application such as this (conversion from agricultural to residential), we would normally expect to see information on contamination, or at least a statement or the completion of a questionnaire. Whilst it would appear to have been converted to a residence some time ago, could we not obtain such information?

The questionnaire is on the North Herts Council website:

https://www.north-herts.gov.uk/sites/default/files/land_contamination_self_assessment_for_small_development_sites.pdf

Local Air Quality:

North Herts Council have specific air quality planning guidance that can be found at <http://www.north-herts.gov.uk/home/environmental-health/pollution/air-quality/air-quality-and-planning>

Application of the guidance to a development of this scale and location defines the site as being a MINOR scale development and so the following condition is recommended to ensure that appropriate local air quality mitigation is provided. For a new dwelling we would expect to see an EV charger installed.

Regards
Alan Stone