

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION William Thompson	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 29 th September 2026
Our Ref: 6846/26	Your : 26/01887/FP Ref:
Subject: Full Planning Permission: Erection of two detached dwellings with detached doubles garages following demotion of existing detached garage. Single storey side extension, front infill extension, first floor rear balcony and alterations to fenestration to existing coach house to provide one 3-bed dwelling and erection of detached double garage to serve the coach house. Erection of attached garage to serve Pirton Hall following part demolition of Pirton Hall. Installation of soft and hard landscaping works.	

Comments:

Thank you for consulting Environmental Protection on this application.

Noise (and other nuisances):

The application is not supported by a noise assessment, however, given the location and proposals, I have no objections in relation to noise and other nuisances.

Land contamination:

I have no major concerns about land contamination, however, I recommend the following condition on any decision notice, should you be minded to grant approval.

In the event that contamination is found at any time when undertaking the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with BS10175:2026. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

Local Air Quality:

The proposals include the provision of an EV charging unit for each of the proposed new dwellings. I, therefore, have no objections to the proposals in relation to local air quality subject to a condition requiring the development to be undertaken in accordance with the relevant plans, should you be minded to grant approval.

If you have any queries, then please do not hesitate to contact me.

Regards

Alan Stone