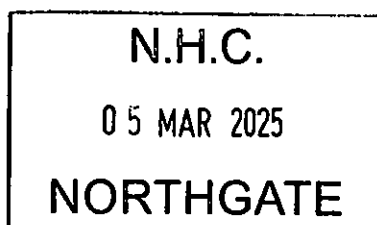


Christopher Plenty  
25 Hitchin Street  
Baldock  
SG7 6AQ



27th February 2025

FAO Tom Rea, Planning Department  
North Hertfordshire District Council  
Council Offices  
Letchworth Garden City  
Hertfordshire  
SG6 3JF

Dear Sir/Madam,

**Re: Planning Application for Change of Use from Funeral Parlour to Four Dwellinghouses at 23a Hitchin Street, Baldock, Hertfordshire, SG7 6AQ**

I am writing to formally object to the above planning application for the change of use of 23a Hitchin Street from a funeral parlour to four dwellinghouses. We have significant concerns regarding the impact this development would have on our property at 25 Hitchin Street, as well as the potential disruptions it would cause to both our access and the historic nature of the surrounding area.

**1. Access and Parking Issues**

We have reason to believe, after speaking with an estate agent, that the drive adjacent to our property is owned by us. The current owner of 23a Hitchin Street does not have legal rights to park on this drive or permission for vehicular access. This drive must remain clear for us to maintain access to our property, particularly to our garage, which we already find challenging due to congestion on the main road (Hitchin Street).

The construction of four dwellings will lead to significant disruption to this access. During demolition and construction, large vehicles and machinery will likely need to use our drive to transport debris, concrete, and construction materials. This will result in frequent and unavoidable obstructions, severely disrupting our daily routines and possibly preventing us from reaching our property or garage.

**2. Impact on Historic Building**

Our property is a **Grade II listed building**, dating back to the 1600s, and requires ongoing maintenance, and any disruption caused by the construction of the proposed dwellings could severely affect our ability to maintain and preserve our home.

We have been informed by contractors that the driveway is not wide enough to accommodate a skip, which would be required for the removal of waste materials. This suggests that access for lorries, cranes, or other large vehicles needed for construction will be highly problematic, especially as the road is already very congested.

**3. Utilities and Services**

The construction of new dwellings will likely require new services, such as water mains and sewage connections. These services would need to be laid through the existing drive, which is essential to our access. We cannot afford disruption to our driveway, and as previously mentioned, there is already limited parking on the street. The construction of this development, especially with its associated infrastructure work, will further exacerbate the existing parking and access constraints.

#### **4. Damage to Property**

The proposed development includes the installation of gates that will be vehicle-width. However, we are concerned that construction vehicles may inadvertently damage our driveway by driving across it.

First and foremost, the developers and future residents **do not have the legal right to use the drive**. However, despite this, we fear they may do so regardless. As the driveway is integral to the structure of our Grade II listed property, any damage would be a serious concern in terms of both maintenance and heritage protection. In addition, the continued use of this drive for construction and potential parking of vehicles could cause long-term harm.

#### **5. Increased Traffic and Congestion**

Hitchin Street is already a very busy road with limited parking. We currently experience difficulty entering and exiting our property due to traffic congestion. The addition of four residential dwellings will only worsen the situation, with residents and delivery vehicles adding further strain to an already overburdened road network. The increased traffic will also exacerbate the problem of insufficient parking space, which is already a major concern for local residents.

We respectfully request that the council carefully consider these concerns before making a decision.

Yours faithfully,

Mr. Christopher Plenty  
25 Hitchin Street