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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: 25/02439/FPH
HCC ref: NH/26741/2025
HCC received: 18 November 2025
Area manager: Manjinder Sehmi
Case officer: Bob Meadows

Location

43 Kimberley, Letchworth Garden City, Hertfordshire, SG6 4RB

Application type

Full Application

Proposal

AMENDED PROPOSAL

Full Permission Householder : Single storey rear extension, single storey side extension and erection of front porch following demolition of existing rear store. Provision of vehicular access to property via dropped kerb and vehicle crossover

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:

1/. Before first use of the approved development, the access arrangement, including visibility splays, onto Kimberley shall be completed in accordance with the approved in principle plan 1110/PL/03 Rev B and constructed to the specification of the Highway Authority and to the Local Planning Authority's satisfaction.

Reason. To ensure that the access and proposed roadworks within the highway are constructed to an adequate standard.

In addition to the above condition I recommend inclusion of the following advisory note to ensure that the works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

AN1/. New or amended vehicle crossover access (section 184): Where works are required within the public highway to facilitate a new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

AN2/. 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.

Comments:

This amended application for a new access and extensions to an end of terrace dwelling is acceptable in principle from a highways context.

The scheme proposes a new vehicle access to an existing dwelling at a point where appropriate visibility splays can be provided.

A suitable level of parking is included within the proposal and traffic generation will not be significant.

Works are required on the public highway and I have included condition 1 and AN1 above to cover this point.

Signed

Bob Meadows

18 November 2025