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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: 25/00018/FP
HCC ref: NH/24053/2025
HCC received: 25 February 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

23a Hitchin Street, Baldock, Hertfordshire, SG7 6AQ

Application type

Full Application

Proposal

Full Planning Permission : Change of use from a funeral parlour - E(c)(ii), to 4 number dwellinghouses - C3(a) and associated single storey extensions. Removal of existing entrance portal and installation of new privacy gates following demolition of existing car port roof structures

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 recommends that permission be refused for the following reasons:

There is insufficient information supplied with this application to enable the Highway Authority to reach a recommendation. In the absence of the necessary information, the Highway Authority recommends refusal due to doubt over possible implications for highway access and convenience. Please see reasons for refusal below:

Section 5.0 Use & Scale of the Design & Access Statement states:

A new set of entrance gates and fencing is proposed to the site entrance, this is set approx. 20m from the carriageway via the shared access driveway. The Location Plan drawing Ref (PL001)

illustrates the red line boundary. It is clear this would prevent access to Lyme Cottage garage. This is confusing as the access is mentioned as a shared access driveway.

The Highway Authority need further information regarding access for the proposals and Lyme Cottage. Therefore, the application at this time is refused.

Signed

Paul Marshall

14 March 2025