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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: 25/00255/FP
HCC ref: NH/23923/2025
HCC received: 3 March 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

150-152 London Road, Knebworth, Hertfordshire, SG3 6EY

Application type

Full Application

Proposal

AMENDED PROPOSAL

Full Planning Permission : Change of use first floor office space to create two flats and conversion of second floor to create one flat including roof extension and alterations to fenestration

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 safety and convenience. Please see reasons for refusal below:

Pedestrian Visibility Splay

Vehicle Visibility Splay

Swept path for all parking spaces

COMMENT

Visibility: PMPDG Part 3 Ch9 para 12

Achievable levels of inter-visibility between drivers exiting the site and other highway users (vehicles, cyclists and pedestrians) are not demonstrated on submitted plans.

A visibility splay of 43m in each direction would be consistent with Manual for Streets, Table 7.1 and PMPDG Part 3 Ch9 para 12

The proposals represent an intensification of use for the existing access and as such visibility splays are important. London Road is an extremely busy road at peak times, therefore it is essential the splays are provided.

The parking area for 11 vehicles is very confined. Parking space 11 will be too close to the vehicle entrance. This should be moved or removed.

For the reasons stated above the Highway Authority are unable to extend the grant of planning permission at this time.

Signed

Paul Marshall

20 March 2025