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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: 24/01887/AD
HCC ref: NH/22219/2024
HCC received: 6 September 2024
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

16 Bancroft, Hitchin, Hertfordshire, SG5 1JQ

Application type

Advertisement Consent

Proposal

Advertisement Consent : Installation of externally illuminated fascia lettering, to be installed to right side of fascia band and Installation of a metal awning box and retractable fabric awning with lettering to valance.

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.

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

AN1) 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.

AN2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements 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.

AN3) Chairs and tables on highway: Notwithstanding any consent issued under the Town and Country Planning Act, a licence issued under the provisions of Section 115E of the Highways Act 1980 is required prior to the placement of any tables, chairs or other apparatus in the public highway. Further information is available via the County Council's website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/street-cafe-licence.aspx> or telephone 0300 1234047 to arrange this.

COMMENTS

The proposals are for Advertisement Consent: Installation of externally illuminated fascia lettering, to be installed to right side of fascia band and Installation of a metal awning box and retractable fabric awning with lettering to valance.

Bancroft is maintainable by the highway authority and is unclassified and provides a local access function in the road hierarchy. The vehicle speeds past this site are limited to 20 mph. There have been no recorded accidents near the site in a rolling 5-year period.

Policy Review:

The key documents used to assess the application are

- Manual for Streets 2007
- National Planning Policy Framework (July 2021)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

PLANNING HISTORY

The application site has no previous planning history.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: 010B.

PARKING

None proposed.

ACCESS

Existing at the rear.

EMERGENCY ACCESS

The nature of the site puts the proposals / access within 45 meters from the public highway (As required in accordance with MfS 6.7.2)

REFUSE / RECYCLING

The proposals for recycling bin storage must be in line with Manual for Streets MfS 6.8.9 residents should not be required to carry waste more than 30m and be within 25m of the kerbside/bin collection point.

CONCLUSION

The application is for a change of signage to the shop front. This includes an externally lit fascia box with an illumination of 250 CD/M2 which meets the criteria as set out in the Institution of Lighting Professionals publication 'Professional Lighting Guide 05: Brightness of Illuminated Advertisements (PLG05)'

The height of the canopy from the ground up is 3.179 meters. This meets the standard for overhanging structures on the highway. The projection of the awning is .800m which again meets the standard. Please be aware of AN3 informative for licensing of the structures, this will include the bench situated outside the shop front.

This level of development is unlikely to dazzle or distract users of the surrounding highway network; therefore, the highway authority would not wish to restrict the grant of planning permission subject to the informatives.

Signed

Paul Marshall

16 September 2024