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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: 25/03184/FP
HCC ref: NH/27878/2026
HCC received: 20 January 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Mill Farm, High Street, Whitwell, Hitchin, SG4 8AG

Application type

Full Application

Proposal

Full Planning Permission : Conversion and extension of existing barn/outbuilding to create one two-bedroom dwelling

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 currently insufficient information within this application for the Highway Authority to reach an informed recommendation. In the absence of the required details, the Highway Authority must recommend refusal due to uncertainty regarding potential implications for highway safety and convenience.

COMMENT

Public Footpath 2 runs through the western section of the site. This Public Right of Way must remain unobstructed at all times during construction. Should it be necessary to close the route for safety reasons, a Temporary Traffic Regulation Order must be applied for and approved before any closure or associated works can take place. Any damage caused to the footpath surface as a result of the development must be repaired to HCC's standard prior to the completion of works.

This requirement can be secured by condition.

The current width of the footpath varies, ranging from approximately 3 m between the existing wooden fencing to over 4 m through the driveway and towards the road.

The proposed wall and gate would reduce this width. While the proposed wall height is acceptable, as it avoids creating an overly enclosed environment, the design must be amended to ensure a minimum width of 3 m is retained along the entire length of the footpath. This will prevent the route from becoming narrower than its existing minimum width.

A drawing illustrating this requirement must be provided to the Highway Authority.

The proposed gate along the new wall must not be of solid, opaque construction. It should allow the passage of light—for example, a five-bar style gate. This is important to prevent further narrowing, shading, or darkening of the Public Footpath, which could otherwise reduce its amenity value. A drawing demonstrating this design requirement is also necessary.

Additionally, vehicles are already frequently parked within the width of the Right of Way. It must be clearly stipulated that no further parking areas are to be created within the Right of Way, as this could constitute an obstruction.

Until the above information and drawings are provided, the Highway Authority is unable to extend its support for the granting of planning permission.

Signed

Paul Marshall

16 February 2026