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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: 25/01834/S73
HCC ref: NH/25894/2025
HCC received: 29 July 2025
Area manager: Manjinder Sehmi
Case officer: Samuel Tearle

Location

1 Heath Road, Breachwood Green, Hitchin, Hertfordshire, SG4 8PL

Application type

Variation of Condition

Proposal

Section 73 Application : Variation of condition 5 (re-worded to allow Plots 1 & 10 to be exempt from Permitted Development restrictions) of planning permission 24/02624/RM granted 17.04.2025 for Reserved Matters application for approval of appearance, landscaping, layout and scale for outline application 22/02942/OP granted 18.09.2024 for 10 dwellings

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.

This application seeks to vary condition 5 of planning permission 24/02624/RM to state that Plots 1 and 10 are exempt from the Permitted Development restrictions.

Analysis

The Decision Notice defines Condition 5 as:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Class B of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

To support the discharge of Condition 5, the applicant has submitted Variation Condition Letter produced by Architects @ BHD Ltd (no reference, dated 18th July 2025).

HCC Highways note that the letter states that the parking standards require only three spaces for a 4+ dwelling and if, in the future, the owners of Plots 1 and 10 wish to convert the roof space to form a fifth bedroom, there would still be suitable parking that meets the Local Authority's standards.

Therefore, the judgement of car parking is made against the Local Planning Authorities standards, of which the Highway Authority does not wish to raise an objection.

Conclusion

The Highway Authority does not wish to raise an objection to the variation of Condition 5.

Signed

Samuel Tearle

19 August 2025