



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHN115
Farnham House
Six Hills Way
Stevenage
SG1 2ST

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: 25/02042/FP
HCC ref: NH/26580/2025
HCC received: 23 September 2025
Area manager: Manjinder Sehmi
Case officer: Manjinder Sehmi

Location

Hinxworth Place, New Inn Road, Hinxworth, Baldock, SG7 5HB

Application type

Full Application

Proposal

Full Planning Permission : Change of use from a Dwellinghouse (Use Class C3) to a Residential institution (Use Class C2) for adult mental health care.

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.

The application proposes to change the use from C3 residential dwellings to C2 residential care homes for adult mental health care. The site is located on the eastern edge of the village of Hinxworth and is accessible via local rural roads. It consists of a main house, barn, 2.5-acre plot with woodland & nature pond and single storey outbuilding.

The submitted planning statement confirms that the proposed care home will provide accommodation for 7 adults aged 18 to 65 enduring mild to moderate health illnesses. A maximum of 4 carers will be present on-site during the day, with 2 staff members on-site overnight to ensure continuous support and supervision.

No external or internal alterations are proposed to the building or changes to access, parking or associated landscaping. The application confirms that there is an existing provision for 5 parking spaces, and these will be retained on-site.

Overall, it is considered that the level of vehicular trips associated with the proposed change of use is not expected to significantly increase. Accordingly, the development would not result in a noticeable impact on the operation of the local highway network.

In view of the above, the Highway Authority raises no objection to the proposal.

Signed

Manjinder Sehmi

15 October 2025