

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02977/FP	Installation of a modular self-service laundrette facility. (Development already carried out).	Service Station Bedford Road Hitchin Hertfordshire SG5 2UG

Submitted Plan Nos

25111-P01 050-817-646-a

1.0 Policies

D1	Sustainable design
----	--------------------

D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
SECN12	Achieving well-designed places
T2	Parking

2.0 **Site History**

- 2.1 24/02479/FP - Installation of two electric vehicle charging bays with a charging unit, two lighting columns and associated electrical equipment. (Development already carried out, amended plans received 30/01/2026).

Pending Consideration.

- 2.2 24/02113/FP - Erection of steel container and concrete base (Development already carried out). Cladding of exterior of the steel container (amended plans received 20.01.2025).

Conditional Permission.

- 2.3 19/01598/FP - Redevelopment and enlargement of shop, works to existing canopy and increase number of parking spaces (as amended by drawings received 16/10/2019).

Conditional Permission.

3.0 **Representations**

- 3.1 **Neighbour Notification** – 2 objections received:

- ☐ Eyesore in a highly visible location
- ☐ No need for facility
- ☐ No waiting area for users
- ☐ Light pollution
- ☐ Waste water disposal into street drain

- 3.2 **NHC Environmental Health** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is a petrol station on the corner of Bedford Road and Deacons Way within a predominantly residential part of Hitchin.

4.2 **Proposal**

- 4.2.1 The application seeks the retention of a modular self-service laundrette facility. It is located to the front of the property and is approximately 3.15m wide, 2.25m deep and 2.234m tall with a canopy.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

- 4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed and beautiful places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*”. In this regard, Policy D1 of the North Hertfordshire Local Plan is consistent with the objectives set out within the NPPF.

- 4.3.3 The modular laundrette is located to the front of the property and is highly visible from Bedford Road. The laundrette is subordinate in scale to the petrol station and therefore relates to the existing commercial character of the site, as such I do not consider that this development has an adverse impact on the character and appearance of the street scene.

- 4.3.4 The proposal complies with Policy D1 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.5 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.

4.3.6 The laundrette is set sufficiently away from the nearest residential dwelling. Environmental Health have raised no objections to the proposal which is given significant weight. It is my view that this development does not have any adverse impact on neighbouring amenity.

4.3.7 The proposal therefore complies with Policy D3 of the Local Plan.

Biodiversity Net Gain (BNG)

4.3.8 This application is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Parking

4.3.9 The petrol station has a large forecourt which can provide sufficient parking for the laundrette unit. The proposal complies with Policy T2 of the Local Plan.

Environmental Implications:

4.3.10 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

4.3.11 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

Other Matters

4.3.12 The petrol station is open 24 hours, I therefore do not find it necessary to condition hours of operation.

4.4 **Conclusion**

4.4.1 No objection. Grant conditional permission.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 23 February 2026	