

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01871/FP	Erection of nine dwellings including relocation of access following demolition of existing warehouse building.	Glebe Road Industrial Estate Glebe Road Letchworth Garden City Hertfordshire SG6 1BT

Submitted Plan Nos

3879 01A 3871 02 3879 55 3879 56 3879 60F 3879 61E 3879 61F 3879 62C 3879 62D 3879 63C
3879 64C 3879 65D 3879 69A 3879 70 125-2025-010-P1 125-2025-011-P2 125-2025-012-P2

1.0 Policies

1.0 **Policies**

North Hertfordshire Local Plan 2011 - 2031 (Adopted)

Policy SP1 Sustainable Development in North Hertfordshire
Policy SP2 Settlement Hierarchy and Spatial Distribution
Policy SP7 Infrastructure requirements and developer contributions
Policy SP8 Housing
Policy SP9 Design and Sustainability
Policy T1 Assessment of Transport Matters
Policy T2 Parking
Policy D1 Sustainable Design
Policy D3 Protecting living conditions
Policy NE4 Biodiversity and geological sites
Policy HE1 Designated heritage assets

National Planning Policy Framework (generally and specifically).

Section 2 – Achieving sustainable development
Section 5 – Delivering a sufficient supply of homes
Section 8 - Promoting healthy and safe communities
Section 9 - Promoting sustainable transport
Section 11 – Making effective use of land
Section 12 – Achieving well-designed places
Section 16 – Conserving and enhancing the historic environment

SPDs and Other:

Vehicle Parking at New Developments SPD - November 2011
Design SPD - July 2011
Sustainability SPD 2024

2.0 **Site History**

2.1 18/03247/FP Erection of 9 x 3 bedroom dwellings following demolition of existing industrial buildings, with all associated landscaping and ancillary works, including creation of new highway and pedestrian access.

WITHDRAWN TO OVERCOME ENVIRONMENTAL HEALTH OBJECTION

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation –**

3.2 **Environmental Health** - Given the location and scale of the development, I recommend that a Construction Environmental Management Plan is secured via a suitably worded condition to ensure that any impacts from the construction phase are mitigated. This includes measures to minimise noise and dust/air quality impacts including hours of construction.

Air Quality) – North Herts Council have specific air quality planning guidance that can be found at <http://www.north-herts.gov.uk/home/environmental-health/pollution/air-quality/air-quality-and-planning>

Application of the guidance to a development of this scale and location defines the site as being a MINOR scale development and so the following condition is recommended to ensure that appropriate local air quality mitigation is provided.

Environmental Health (Land Contamination) – The application is supported by a land contamination report comprising a phase 1 Preliminary risk Assessment and a review of a previous site investigation. The report concludes that, based on the sampling findings, a remediation strategy is required to deal with the contaminants found and make the site suitable for its proposed use. Based on the submitted information, I am satisfied with this conclusion and recommend the following conditions to secure further information is forthcoming.

Environmental Health (Noise) – *The application is supported by a Noise Impact Assessment which concludes that mitigation is required to protect any future occupiers from being exposed to noise disturbances from the adjacent commercial sources. The proposed mitigation is in the form of a 2 metre fence along the southern and eastern boundaries, MVHR installation and careful layout of the units on the upper floors. Whilst the lay out is generally good for plots 1-3, I would suggest that bedroom 3 in plots 1-3 are fixed shut to ensure that commercial sound is fully mitigated. To ensure that the mitigation is secured, I recommend that the following condition is placed on any decision notice should you be minded to grant approval.*

- 3.7 **Archaeological Implications** –The applicant has submitted an Archaeological Desk-Based Assessment with this planning application. Although it was not produced in consultation with this office it does contain some useful information.

The report assess the site including the results of borehole test pits and concludes in Section 5:

- Groundworks associated with the construction phase of a development (sic), including site preparation, excavation for roads, foundations, services and landscaping, can be anticipated to have an extensive impact on any surviving near-surface archaeological deposits [i.e. the existing building on the site] (paragraph 5.5)
- In view of this, the development proposals are assessed as having no impact in archaeological terms (paragraph 5.8)

Therefore, in this instance due to its size, we have no comments to make on the proposal.

- 3.8 **Waste and Recycling** – Condition requiring further details.

- 3.9 **Conservation Officer** – There is an OBJECTION. The scheme will not satisfy the provisions of Sections 16(2) (LBC) and /or 66(1) (FP/FPH) and/or 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

3.10 **North Herts Ecology** – I would have no ecological objection to the proposal.

The submitted Statutory Metric identifies the site biodiversity baseline as 0.2 Habitat Units and 0.01 Hedgerow Units with the post-development habitats of the site are valued at 0.42 Habitat Units and 0.02 Hedgerow Units which means that the development is able to meet the mandatory requirement for 10% BNG on site.

The Metric shows that the medium distinctiveness woodland habitat on site will be enhanced through improved management. As a result, as described on the North Herts Council website, a Habitat Management and Monitoring Plan (HMMP) is required. To ensure the BNG is secured on site for 30 years and managed in an appropriate manner, the following condition is advised

3. **Herts Highways** - 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 subject to the conditions

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Glebe Road Industrial site is disused industrial site with vacant warehouse building on the southern side of Glebe Road in Letchworth. The site is on the edge of a residential area, with other industrial uses on the rear boundary and western boundary. Access into the existing site is via an access road located to the west of the site, close to the junction of Glebe Road with Norton Way. The ground levels change considerably from the highway and drops down to the rear of the site. The neighbouring residential Property (No.11 Glebe Road) is on higher ground than the existing warehouse with a substantial retaining wall and hedge row on the boundary.

4.1.2 The site is allocated in the Local Plan as LG13.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of nine dwellings including relocation of access following demolition of existing warehouse building.

4.2.2 Materials include –

Walls - Red multi-brick to ground floor and accent walls

White/cream coloured 'sprayed-on' 'rough' render to first floors and gables

Roofs: Plain tiles, red, Lead facing to dormers

External windows and doors: White windows/Grey entrance door

4.3 **Key Issues**

4.3.1 The key issues for consideration are the

- The Principle of Development

- The Impact on Designated Heritage Assets
- Sustainability
- The Design and its Impact on the Character of the Area
- The Impact on Neighbouring Dwellings/Future Occupiers
- Landscaping and Ecology
- Highways, Access, and Parking
- Other Matters

Principle of Development

4.3.2 The site is allocated for housing within the recently adopted Local Plan under Policy LG13, which gives a dwelling estimate of 10 homes. Therefore, a scheme of 9 dwellings as submitted is considered wholly acceptable in principle, as long as the scheme reflects the criteria set out under Policy LG13:

- **Ensure appropriate residential amenity for any properties adjoining employment area;**
- **Sensitive design and / or lower density housing where site affects the Letchworth Conservation Area;**
- **Archaeological survey to be completed prior to development.**
- **Preliminary Risk Assessment to investigate and provide adequate mitigation measures/remediation for contamination from previous land uses**
- **Address potential surface water flood risk through SUDs or other appropriate solution; and**
- **Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.**

Five-Year Housing Land supply

4.3.3 Though the Local Plan is still within its date range of 2011 – 2031, the Council does not have a 5-year supply of deliverable housing land (5YHL). In The Five-Year Housing Land Supply Update dated November 2025 (pages 17-19) it concludes with two options. Both concluding we cannot demonstrate a 5YHL. Table 10 shows that we can demonstrate a five-year land position of 2.6 years against our adopted housing requirement. This figure falls below the five-year requirement. And Table 11 shows that we can demonstrate a five-year land position of 3.3 years using the Government's New Standard Methodology. This figure also falls below the five-year requirement. The tilted balance set out at paragraph 11 (d) of the NPPF would be engaged. Therefore, a presumption in favour in terms of harm and benefits should be applied, whereby planning permission should be granted unless the application of policies in the NPPF that protect areas of assets of particular importance provides a strong reason for refusing the proposal; or the adverse impacts of the proposal would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole.

4.3.4 The principal benefit is that the development would deliver 9 new dwellings on land that can be relatively easily developed, resulting in an improvement to the District's housing land supply position.

4.3.5 Overall, it is considered that the principle of development is acceptable within the settlement of Letchworth. Therefore, there is no conflict with Policy SP2 of the Local Plan.

Sustainability

- 4.3.6 The overarching purpose of the planning system is to contribute to achieving sustainable development, as stated in Section 2 of the NPPF. This is considered against the three objectives of sustainable development, the economic, social, and environmental objectives.
- 4.3.7 Firstly, in terms of the economic objective, the proposed development would see the delivery of jobs during the build/construction phase which is a modest benefit.
- 4.3.8 Secondly, in terms of the social objective, this would add an additional dwellings to the districts housing figures which could be delivered in a relatively short space of time, which is a modest benefit.
- 4.3.9 Lastly, in terms of the environmental objective, given the location relatively close to the town centre and railway station it is acknowledged that future occupiers of this proposal would be able to use public transport and facilities within the town but have sufficient space for private vehicles. The proposal does incorporate sustainable building features, such as an EV charging point and air source heat pumps. The site benefits from trees/hedging on the front boundary and protection of these and details of retained/new landscaping are to be secured via an agreed landscaping pre-commencement/landscape protection condition. Moreover, it is considered appropriate to request that the scheme will incorporate bat and bird boxes. Overall, these environmental benefits are deemed appropriate relative to the scale of development proposed.
- 4.3.10 As such, it is considered that the proposal accords with the three pillars of sustainability, which should be given some weight in the planning balance.

Impact on Designated Heritage Assets

- 4.3.11 Policy SP13 of the Local Plan states that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset’s conservation and the management of its setting”. This reflects paragraph 212 of the NPPF which stipulates that great weight should be given to the conservation of designated heritage assets, such as Conservation Areas.
- 4.3.12 Policy HE1 of the Local Plan states that “Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they: c) Will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset’s optimum viable use”. This is reinforced by paragraph 215 of the NPPF.
- 4.3.13 The application site is located within a designated heritage asset for the purpose of applying the aims of the NPPF.
- 4.3.14 The site is within the Letchworth Conservation Area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning powers, in conservation areas “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*”.

- 4.3.15 As such, the Council's Conservation Officer was consulted on the proposed development. Objections were initially received in regards to the original proposed scheme.

The proposal is within the Letchworth Conservation area and as such should be mindful of the importance of building scale, styles and materiality

The Letchworth Conservation Area as stated in the above document stated the importance in town planning setting a new environmental and architectural standard for twentieth century housing design and layout. Letchworth was the creation of a town dominated by open space, varied species of trees, and houses sited to obtain the maximum benefits of daylight was a significant achievement. Letchworth created widespread interest in Town Planning and led to the development of pioneer planning legislation and the founding of the Royal Town Planning Institute in 1914. Historically, this area was developed early in the history of the Garden City. In Green Lane some houses date from 1905. Common View was largely developed in 1907 and Glebe Road slightly later between 1913 and 1915. The land was originally known as Glebe Fields from which one of the roads takes its name. The area lies parallel to the industrial area and was zoned in the master plan for residential use. The housing was built by various housing societies and contains simple workers cottages. Form and Scale. The housing forms terraced blocks that are small in scale and rectangular in form. The blocks are one and a half to two storeys high, and the roofs are largely gabled, hipped or half hipped, although there are also some gabled roofs. The roof pitches are steep and the depth of the buildings relatively shallow. The blocks are unified through their size, form and design, varying only slightly in their simple but effective detailing. Any development should seek to reflect the above characteristics. The principle of the proposed development is accepted, however the submission seeks new dwellings reflecting a townhouse approach in terms of height. As stated in the character statement above the building types are one and a half to two storeys which is more in keeping with the overall character of this part of the garden city. As submitted the over approach does not reflect the character of this part of garden city and a reduction in height of the proposed development would be sought before support would be forthcoming. Impact on setting of heritage assets and how this affects significance – As submitted and as per the reason stated above the scheme is considered to not to enhance the character of conservation area. Does the proposal occasion harm or preserve or enhance – As submitted the scheme is considered to cause less than substantial harm at the medium to lower end of that spectrum.

- 4.3.16 Having regard to the detailed comments made by the Conservation Officer, I take a different view. I am of the view that the development of this site with this proposal would not cause significant harm to the character and appearance of the Conservation Area. By reason of the removal of the industrial unit that sits at odds with the heavily residential uses on Glebe Road. Following pre-application advice which was sought prior to submission of the proposal and following amendments from both points raised at pre-app and changes to the proposed materials to a simple pallet that would fit with other residential properties in the Conservation Area on Glebe Road from discussions with the Conservation Officer. the harm, in my opinion, is to the lower end of less than substantial. Relevant policy dictates that this harm should be weighed against the public benefits of a proposed development.

- 4.3.17 In line with the above and subject to the conditions, it is my view that the amended proposed development would not result in material harm to the character and appearance of the Letchworth Conservation Area, as designated heritage assets.

The Design and its Impact on the Character of the Area

- 4.3.18 Policy D1 of the Local Plan states that planning permission will be granted for development proposals that respond positively to the sites local context and create or enhance the public realm. Policy SP9 of the Local Plan further considers that new development will be supported where it is well designed and located and responds positively to its local context. This is echoed in Section 12 of the NPPF.
- 4.3.19 The dwellings are sited within the site as three sets of three terraced town houses. With dormers in the roof to provide a second floor. The dwellings would be finished in render for the external walls, red plain clay tiles to the roof, and white windows/doors. Details of the render, roof tiles and windows would be controlled via condition from the Conservation Officer.
- 4.3.20 In design terms, the proposed dwellings are considered acceptable in my view, because they have been designed with some traditional features and materials that reflect the local vernacular. The dwellings would not appear out of place in the locality and the harm has been reduced from the initial comments received by the Conservation Officer, subject to conditions covering specific matters. Whilst the building would be visible from Glebe Road, the significant level changes from the highway down to the site along with the existing tree belt on the front boundary is not considered to be detrimental to the character of the area.
- 4.3.21 The proposed development is therefore considered to respond positively to local context, in accordance with Policies SP9 and D1 of the Local Plan.

The Impact on Neighbouring Dwellings/Future Occupiers

- 4.3.22 Policy D1 of the Local Plan states that, amongst other things, development proposals should meet or exceed the nationally described space standards. Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions. These considerations are echoed within Section 12 of the NPPF.
- 4.3.23 It is accepted that the proposed development will have some impact upon the outlook and amenities of neighbouring dwellings, due to its scale and nature as built form on a site where there is currently no existing.
- 4.3.24 However, the dwellings have been positioned so that it is set back from Glebe Road, the proposal would not result in an overbearing impact upon this immediate neighbours in my view given the level changes of the site and the neighbour to the west. In my view, given the orientation and window location, there would not be any adverse levels of overlooking towards the neighbours.
- 4.3.25 The proposed would have small rear private amenity space, and would see all habitable rooms achieve suitable levels of natural light. It is therefore my view that the

proposal would not result in any harm to the reasonable living conditions and well-being of future occupiers.

- 4.3.26 As such, the scheme will not give rise to any materially adverse impacts upon the reasonable living conditions and well-being of neighbouring properties. This is in accordance with Policies D1 and D3 of the Local Plan.

Landscaping and Ecology

- 4.3.27 Within this area of Letchworth, importance of landscaping particularly open spaces, hedges and trees which enclose front gardens and provide a consistent front boundary should be taken into account. Small trees are placed along Glebe Road along with trees within rear gardens.
- 4.3.28 The indicate layout plan shows the extent of amenity area provision as well as retained/proposed landscaping. On the whole, the broad details of landscaping appear reasonable, showing the existing tree belt and hedgerows retained where possible
- 4.3.29 Following consultation with NHs Ecologist a number of conditions have been recommended.
- 4.3.30 As such, I have no objection to the landscaping and ecology matters under this application, in accordance with Policy NE4 of the Local Plan.

Highways, Access, and Parking

- 4.3.31 Hertfordshire Highways were consulted on the proposed scheme. They concluded that “This level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the highway network in terms of free flow and capacity, therefore; the highway authority would not wish to restrict the grant of planning permission subject to conditions”
- 4.3.32 The proposed development would benefit from the existing access with additional pedestrian accesses following consultation with Highways. There are 21 on site parking spaces including 3 visitor spaces. This meets that required under Policy T2 of the Local Plan and the Vehicle Parking at New Developments SPD. As such, the scheme is considered acceptable in this respect.

4.4 Planning Balance and Conclusion

- 4.4.1 Given the location of the proposal, the reuse of a vacant employment site, its allocation in the local plan and the acceptable design, the scheme will not give rise to any materially adverse impacts upon the reasonable living conditions and well-being of neighbouring properties and future occupiers. This is in accordance with Policies D1 and D3 of the Local Plan. Whilst there would be harm to the character and appearance of the Conservation Area, the harm would be less than substantial and it is considered that the public benefits that would arise from the delivery of 9 homes would outweigh the harm. There would be social benefits from the delivery of homes in this sustainable location and economic benefits from employment generated during the development phase and future occupiers would contribute to the local economy. The harm that would arise from the proposed development would not significantly and demonstrably outweigh the benefits that would arise from the proposed development.

- 4.4.6 Overall, taking all matters into account the proposal complies with the Local Plan as a whole and the application is recommended for approval, subject to conditions.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 The agent is in agreement with the proposed pre-commencement conditions.

4.7 **Climate Change Mitigation Measures**

- 4.7.1 N/A

5.0 **Recommendation**

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

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. No development (excluding demolition) shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as the inclusion of integrated bird/bat and bee boxes in buildings/structures, and hedgehog holes in fences has been submitted to and approved in writing by the local planning authority.

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the North Herts Local Plan policy NE4.

4. Plan has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved CTMP: The Demolition and Construction Traffic Management Plan shall include details of:

- o Construction vehicle numbers, type, routing across all stages of works;
- o Access arrangements to the site, including swept path drawings of the largest vehicle to enter and exit the site;
- o Traffic management requirements, including details of HGV arrival & departure scheduling system;
- o Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
- o Siting and details of wheel washing facilities;
- o Cleaning of site entrances, site tracks and the adjacent public highway;
- o Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
- o Provision of sufficient on-site parking prior to commencement of construction activities;
- o Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- o where works cannot be contained wholly within the site a plan should be submitted showing width for vehicle movements;

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

5. Prior to the first occupation of the development hereby permitted, the vehicular access, pedestrian links to the Glebe Road shall be completed and thereafter retained as shown on drawing number Drawing Ref-(125/2025/010 P1). Any other existing access(es) or egresses are not incorporated, shall be permanently closed, and the footway and green verge shall be reinstated in accordance with the highway standards. Also, appropriate arrangements shall be made for surface water to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

6. Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved Drawing Ref-(125/2025/010 P1) The splay shall thereafter be retained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: To ensure that the level of visibility for pedestrians, cyclists and vehicles is satisfactory in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

7. Prior to the first occupation of the development hereby permitted the proposed onsite car and cycle parking and turning area shall be implemented in accordance with the approved drawing (Ref-60F) and retained thereafter available for that specific use.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety
in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

8. No development approved by this permission shall take place until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include an options appraisal giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency action.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

9. Prior to any permitted dwelling being occupied a validation report shall be submitted and approved in writing by the Local Planning Authority to demonstrate the effectiveness of any agreed Remediation Strategy. Any such validation shall include responses to any unexpected contamination discovered during works.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

10. No development shall take place until a scheme for protecting the proposed dwellings from noise has been submitted to and approved in writing by the local planning authority. None of the dwellings shall be occupied until such a scheme has been implemented in accordance with the approved details and it shall be retained in accordance with those details thereafter

Reason: In the interests of environmental impacts inline with Local Plan Policies D3

11. A lighting design strategy for biodiversity for the site shall be submitted to and approved in writing by the local planning authority. The strategy shall;
a) identify those areas/features on site to which bats and other nocturnal species are particularly sensitive and that are likely to cause disturbance in or around their breeding sites and resting places, or along important routes used to reach key areas of their territory, for example, for foraging,
and b) show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: In order to protect the character and appearance of the area and night-time ecology in accordance with Policy NE2 of the North Hertfordshire Local Plan 2011-2031 and Section 15 of the NPPF 2024.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B, C and E 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.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area and to comply with Policy D1 and/or Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

13. The dwellings hereby approved shall incorporate 1 Swift Brick each within the built fabric of the property. Once installed, the Swift Brick shall be maintained in perpetuity.

Reason: To ensure the proposal has regard for wildlife and contributes to net gains in biodiversity, in line with Policy NE4 of the Local Plan

14. Prior to the first occupation of the dwellings hereby approved, details of the Air Source Heat Pump shall be submitted to the LPA and approved in writing and installed on site.

Reason: To ensure that there are no adverse impacts on the design of the dwelling hereby approved or adverse harm on the amenities of the neighbouring occupiers. Local Plan Policies D1 and D3.

15. None of the trees to be retained on the application site shall be felled, lopped, topped, uprooted, removed or otherwise destroyed or killed without the prior written agreement of the Local Planning Authority.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

16. Before the commencement of any other works on the site, trees to be retained shall be protected by the erection of temporary chestnut paling or chain link fencing of a minimum height of 1.2 metres on a scaffolding framework, located at the appropriate minimum distance from the tree trunk in accordance with Section 4.6 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations, unless in any particular case the Local Planning Authority agrees to dispense with this requirement. The fencing shall be maintained intact for the duration of all engineering and building works. No building materials shall be stacked or mixed within 10 metres of the tree. No fires shall be lit where flames could extend to within 5 metres of the foliage, and no notices shall be attached to trees.

Reason: To prevent damage to or destruction of trees to be retained on the site in the interests of the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

17. Details and/or samples of materials to be used on all external elevations and the roof, including rainwater goods of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

18. Prior to the commencement of above ground construction works of the development hereby permitted full details of a comprehensive hard and soft landscaping scheme (including planting details) and all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority.

All approved hard standing and boundary treatments shall be completed prior to the first occupation of the development.

The approved soft landscaping / planting details shall be carried out before the end of the first planting season following either the occupation of the (first) dwelling or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To ensure the development is comprehensively landscaped in the interests of visual amenity. Local Plan Policies D1 and N2.

Biodiversity Net Gain

1. The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan has been submitted to, and approved in writing by, the local planning authority and including;
- (a) a non-technical summary;
 - (b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
 - (c) the planned habitat creation and enhancement works in accordance with the approved Biodiversity Gain Plan;
 - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
 - (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.
- The agreed measures are to be implemented on site prior to the first occupation of the first dwellinghouse hereby approved and shall remain on site thereafter.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage

which led to improvements to the scheme. 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.

Informative/s:

1. HIGHWAY INFORMATIVES

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) Works within the highway (section 278): The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

AN4) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made-up carriageway, or any other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

AN5) Avoidance of surface water discharge onto the highway: The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 December 2025	