

Growth & Environment

Melissa Tyler
Local Planning Authority
North Herts Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

Lead Local Flood Authority
Hertfordshire County Council
Post Point CHN215
Farnham House
Six Hills Way, Stevenage
Hertfordshire SG1 2FQ
www.hertfordshire.gov.uk

Contact: SuDS and Watercourses Team
FRMConsultations@hertfordshire.gov.uk

Your ref: 25/02689/PNMA
Date: 6 January 2026

Dear Melissa,

RE: 25/02689/PNMA – Change of use from office (Use Class E) to residential (Use Class C3) to provide 27no. dwellings – Pease House, Tilehouse Street, Hitchin, Hertfordshire, SG5 2DX

Thank you for your consultation on the above site, received on 3 November 2025. We have reviewed the application as submitted and wish to make the following comments.

This is a Prior Approval Application for change of use from office (Use Class E) to residential (Use Class C3) to provide 27no. dwellings.

We **object** to this planning application in the absence of an acceptable Flood Risk Assessment relating to:

- The development is at risk of surface water flooding.
- The development is not in accordance with NPPF, PPG or North Herts local policies.

As this is a prior approval, the LLFA will only be commenting on flood risk matters. We are very concerned that the surface water flood risk on site is very high. The FRA demonstrates the existing building is at risk of flooding both internally and externally, it has not been demonstrated there is safe access and egress at all times during the design event, and therefore the proposed change of use would be putting potential residents at an increased risk contrary with National Planning Policy Framework paragraphs 181, 182 and 187 by ensuring the satisfactory management of local flood risk, the PPG and local planning policies.

Yours sincerely

Ellie

Ellie Miller
SuDS and Watercourses Support Officer
Growth and Environment

Annex

The following documents have been reviewed.

- Report: Flood Risk Assessment for The Priory, Pease House | prepared by Water Environment Limited 20 October 2025 Ref: 25079-FRA-TN-01 Rev: P01