

Appendix 8 - Highway Authority Response to Prior Approval Application ref. 6/2020/0447/PN11

From: paul.marshall@hertfordshire.gov.uk
To: [Planning](#)
Subject: Planning application 6/2020/0447/PN11 - Everest House
Date: 06 March 2020 11:42:18

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Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

District ref: 6/2020/0447/PN11

HCC ref: WH/46/2020

HCC received: 24/02/2020

Area manager: Roger Taylor

Case officer: Paul Marshall

Location

Everest House
Sopers Road
Cuffley
Potters Bar
EN6 4SG

Application type

Prior Approval

Proposal

Prior approval for the change of use from offices (B1(a)) to dwellinghouses (C3) to create 45 residential dwellings

Decision

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.

This application has previously been considered by the Highway Authority under applications S6/2015/1119/OR and 6/2018/3052/PN11. The covering letter submitted on the 14th February 2020 under Relevant Planning History states that, 'Prior approval for the change of use from offices (B1(a)) to dwelling-houses (C3) to create 45 residential dwellings', was withdrawn on the 23/01/2019.

As there are no material changes in highway terms on Sopers Road from the previous withdrawn application (6/2018/3052/PN11), comments made by Mr Alan Story on the 15/01/2019 continue to apply to this application as follows:

Changes to the General Permitted Development Order require that the change of use from offices (B1) to residential (C3) is subject to a "prior approval" process where the proposed change of use could have significant transport and highways impact, or the development is within a safety hazard zone, or area of high flood risk and land contamination

I recognise that this site has previously been consulted on for a change of use to residential, to the same level (45 dwellings) as proposed. District reference

S6/2015/1119/OR to which my comments dated 10/6/2015 refer. I note that this previous application was deemed acceptable, not requiring prior approval. It is understood this consent has expired.

The schedule of accommodation hasn't changed to that previously consented i.e. 22 x 1 bedroom flats, 17 x 2 bedroom flats and 6 studio flats.

There are no proposed plans (on the LPA website) for ground / lower ground floor. It is therefore not possible to consider the internal arrangement.

If the LPA are satisfied that the current application is unchanged to that approved in 2015, I am satisfied that the comments provided to the previous application remain unchanged. There have been no changes locally to the network, nor any that materially affect the sustainability credentials (in transport terms) of the site.

The site is located on Sopers Road which is a unclassified road designated as a Local Distributor within the road hierarchy, however appears to serve more as a local access road, providing frontage access to an predominantly industrial area, and car park access (car park operated by parish council). Sopers road is 7.5m in width, and subject to waiting restrictions up unto the site access, from the junction of Sopers Road with Station Road (B156) subject to enforcement Monday to Saturday 8am to 6.30pm. As above, there is a local (pay and display) car park in the immediate vicinity of the site.

Paul Marshall

Date 06/03/2020

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