

From: paul.marshall@hertfordshire.gov.uk
To: [Planning](#)
Subject: Planning application 6/2018/2497/FULL - 1-5 Park Street
Date: 23 October 2018 09:43:49

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

District ref: 6/2018/2497/FULL

HCC ref: WH/291/2018

HCC received: 17/10/2018

Area manager: Manjinder Sehmi

Case officer: Paul Marshall

Location

1-5 Park Street

Hatfield

AL9 5AT

Application type

Full application

Proposal

Change of use of the existing grade 2 listed building from office (B1) to 4 x residential flats (C3) with associated internal and external alterations

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 subject to the following conditions:

The proposals are for a change of use of the existing grade 2 listed building from office (B1) to 4 x residential flats (C3) with associated internal and external alterations. The site has no parking facilities and is within a controlled parking zone. There is good access to local transport and is within walking distance to shops and services. The surrounding area offers good cycling opportunities.

CON 1) Provision of Cycle Parking / Storage Areas Prior to the first occupation of the development hereby permitted (or prior to the commencement of the use hereby permitted) cycle parking/ storage shall be provided in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of cycle parking / storage in the interests of highway safety and amenity

HCC as highway authority has no reasons to restrict or object to the grant of approval subject to recommended informatives that the applicant is required to carry out in accordance with the provisions of the Highway Act 1980.

Advisory Notes

AN1) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and 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 are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx>

AN2) Parking and Storage of materials: The applicant is advised that all areas for parking, storage, and delivery 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 website: <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.

AN3) Obstruction of public highway land: 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 website: <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

The site is north of the town centre and is located in Old Hatfield and is situated on Park Street just north of the roundabout with Fore Street and The Broadway. Park Street is an unclassified local access road with a 30mph speed limit. There have been no recorded accidents in the past 5 years.

There are no parking facilities for the site and it is worth pointing out that in this area most junctions feature DYs (double yellows) so the likelihood of obstructive / dangerous parking is minimised. The site is well served by footpaths and close links to public transport including Hatfield railway station.

It is noted that office to residential changes of use are likely to affect traffic movements significantly. However, we would consider an office to generate greater levels of vehicle trips than the number of dwellings proposed. Therefore, in highway capacity terms – the application is actually beneficial by a reduction of trips.

It is important to support sustainable travel through the inclusion of on-site cycle storage / parking. This is in accordance with the Hertfordshire County Council Local Transport Plan 4 (LTP4) policy 5, which is to “ensure the location and design of proposals reflect the LTP Transport User Hierarchy and encourage movement by sustainable transport modes”,

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.

Paul Marshall

Date 23/10/2018

****Disclaimer**** The information in this message should be regarded as confidential and is intended for the addressee only unless explicitly stated. If you have received this

message in error it must be deleted and the sender notified. The views expressed in this message are personal and not necessarily those of Hertfordshire County Council unless explicitly stated. Please be aware that emails sent to or received from Hertfordshire County Council may be intercepted and read by the council. Interception will only occur to ensure compliance with council policies or procedures or regulatory obligations, to prevent or deter crime, or for the purposes of essential maintenance or support of the email system.