

From: alan.story@hertfordshire.gov.uk
To: [Planning](#)
Subject: Planning application 6/2019/0217/MAJ - Northaw House
Date: 29 August 2019 15:36:05

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

District ref: 6/2019/0217/MAJ

HCC ref: WH/54/2019 (Amended)

HCC received: 21/08/2019

Area manager: Nick Gough

Case officer: Alan Story

Location

Northaw House

Coopers Lane

Northaw

Potters Bar

EN6 4NG

Application type

Full application

Proposal

Conversion of Northaw House to form 11 apartments (including refurbishment of existing single caretaker's flat) and underground parking area, the ballroom wing to form 2 dwellings, the stable block to form 1 dwelling, refurbishment of existing dwelling at Oak Cottage, construction of 2 gate lodge dwellings, 3 dwellings within the walled garden, 7 dwellings within the settlement area, refurbishment of the walled garden, refurbishment of access routes and reinstatement of old route, provision of hard and soft landscaping, car parking and supporting infrastructure

Amendment

<https://planning.welhat.gov.uk/Planning/Display/6/2019/0217/MAJ?cuuid=A4A1382F-ECEE-40A0-BBA1-5E74F55AAB2E>

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:

Amended plans include drawing KMC001-001 Rev 3 – Proposed Highway Improvements. It is necessary to observe that the changes to this are internal only and do not change any of the off-site works, nor signage / lineage proposed to address earlier concerns of the Highway Authority. Revisions to landscape masterplan primarily remove gatehouse from the scheme. My response dated 18/4/19 confirmed acceptance of the proposed highway improvements. The updated, submitted plans, do not change my earlier comments – other than to amend the drawing reference referred to within my previously recommended condition – such that it should now read;

2) Prior to the first occupation hereby permitted vehicular accesses (indicated for improvement on drawing number (KMC001-001 rev 3) shall be reduced in width and provided with kerb radii as shown. Prior to use arrangements shall be made for surface

water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

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

Alan Story

Date 29/08/2019

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