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

**Director of Planning**

Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
Hertfordshire  
AL8 6AW

District ref: 6/2021/2192/VAR  
HCC ref: WH/8421/2021  
HCC received: 9 August 2021  
Area manager: Matthew Armstrong  
Case officer: Samuel Tearle

**Location**

NORTHAW HOUSE COOPERS LANE NORTHAW POTTERS BAR EN6 4NG

**Application type**

Variation of Condition

**Proposal**

Variation of condition 25 (drawing numbers), on planning permission 6/2019/0217/MAJ

**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.

**Description of Proposal**

A S73 application has been submitted for the variation of Condition 25 attached to permitted application 6/2019/0217/MAJ. For reference, permitted application 6/2019/0217/MAJ is for a development consisting of:

*The 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, 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.*

The Decision Notice for the permitted application defines Condition 25 as:

*The development / works shall not be started and completed other than in accordance with the approved plans and details....*

The applicant has since submitted the following documents to support the variation:

- Application Form;
- Site Plan 8250-SAU-SIT-3015-DR-A Rev P1;
- Cover Letter;
- Various Elevation Drawings.

The Highway Authority have reviewed the content of the changes and reviewed the following changes in the section below:

- Drawing No. 8250-SAU-SIT-3015-DR-A-P1, incorporates changes to the on-site access road layout. Specifically:
  - Access road in front of plots 24 and 25 reduced in width;
  - Front garden increased in depth to plots 24 and 25 and 2 parking spaces provided for each plot on a driveway, and two bay car parking spaces provided opposite;
  - 2 car parking spaces moved from access road to a new driveway at plot 27;
  - Removal of visitor car parking spaces to the rear of plot 26, and relocation to the front of the "settlement area";
  - Addition of access road to north of walled garden.

### **Analysis / Comments**

It is noted that the routes within the site are to remain private and therefore the proposed variations will not affect the safety or operation of the local highway network.

It should also be noted that the overall provision of on-site car parking is to be determined by the local planning authority.

The Highway Authority have reviewed the permitted site plan (Drawing No. 16\_254\_PL03B) against the proposed variations shown on Drawing No. 8250-SAU-SIT-3015-DR-A-P1 and do not wish to raise an objection.

The LPA should consider whether Conditions 15 & 17 have been discharged and any potential changes.

### **Conclusion**

The Highway Authority does not wish to raise an objection to the variation of Condition 25.

### **Signed**

Samuel Tearle

12 August 2021