



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CH0242
County Hall
Pegs Lane
Hertford
SG13 8DE

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

Director of Planning

North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

District ref: 22/00170/FP
HCC ref: NH/12785/2022
HCC received: 27 June 2022
Area manager: Matthew Armstrong
Case officer: Matthew Armstrong

Location

THE LORD LISTER HOTEL 1 PARK STREET HITCHIN SG4 9AH

Application type

Full Application

Proposal

Change of Use from Hotel (C1) to Sui Generis
(accommodation with support) and associated external alterations (as amended by
plans and additional information received on 6 May 2022)

Recommendation

Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:

1) The entrance gates to the site shall be set back at least 4.8 metres from the back edge of the footway and shall open inwards into the site, in perpetuity. Reason: To ensure the free, safe and sustainable flow of public highway users is not compromised.

COMMENTS:

The Highway Authority has been consulted on this proposal to change the use of the existing hotel to supported accommodation.

The site is located next to a mini roundabout, serving Park Street / Queen Street / Bridge Street. The speed limit here is 30mph. There has been one slight accident recorded over the past 5 years in the immediate vicinity of the site, but this was not related to the Lord Lister access. The site's vehicle access is narrow with restricted visibility onto the footway, but good visibility onto the carriageway.

No changes to the number of parking spaces (ten) are proposed, and no changes to vehicle access arrangements are shown. The Planning Statement confirms that residents will not own a car due to their residential status, and the access / car parking spaces will be used only by staff and support personnel. As such, it seems reasonable to conclude that the number of vehicles entering and exiting through the site's access will be no greater than the historic public house use.

It is noted that a new gate opening internally to the site is to be erected at the far end of the carriage driveway/access. This will be set back 4.8 metres, which is the length of a medium to large sized car. Realistically, it could be expected that a car may protrude very slightly out onto the public footway whilst waiting for the gates to open, but this will not be significant. The width of the footway at this point is also well over 4 metres, more than double the minimum recommended width of 2 metres as outlined in Manual for Streets. As such, passing pedestrians will not be obviously inconvenienced.

Subject to inclusion of the above condition, there is no justified reason to object to this proposal from a highways aspect.

Signed
Matthew Armstrong

5 July 2022