

Addendum and Update to Committee Report - 15th April

Agenda Item - 23/00407/FP Node Court, Drivers End, Codicote - Conversion of Node Court to 8no. dwellings. Conversion of Midden building to residential and the erection of 6no. terraced dwelling-houses and 2no. detached dwelling houses as development to facilitate the restoration of Node Court together with associated car parking, landscaping, boundary treatment and ancillary works.

At the time of writing (Friday 11 April 2025), there are the following updates for members since the publication of the Agenda and reports pack for Planning Control Committee.

Change recommendation to a resolution to grant subject to negotiation of a S106 or legal agreement which secures the heritage benefits, which will be negotiated post-resolution.

In situations like this—where enabling development (in this case, a terrace of 6 dwellings) is proposed to fund and secure the renovation and conversion of listed buildings—it is crucial to ensure that the heritage benefits are delivered in a timely and enforceable way. The key is balancing the delivery of enabling development with robust legal mechanisms that guarantee the heritage works are actually carried out.

Change to report—

5.0 Recommendation

5.1 That planning permission is resolved to be **GRANTED** subject to the following:

- A) The resolution of negotiation of a S106 or legal agreement which secures the heritage benefits, which will be negotiated post-resolution; and
- B) Conditions and Informatives as set out below, with added condition as may be required in association with the S106 or legal agreement:

Recommendation for additional Condition: vehicle to vehicle visibility splays

Prior to Occupation, vehicle to vehicle visibility splays of 2.4 metres by 25 metres to the both directions shall be provided and permanently maintained. Within which, there shall be no obstruction to visibility between 600 mm and 2.0 metres above the carriageway level. These measurements shall be taken from the intersection of the centre line of the permitted access with the edge of the carriageway of the highway respectively into the application site and from the intersection point along the edge of the carriageway.

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