

**Colin Haigh
Head of Planning**

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08 September 2016

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

Dear Mr Raynham,

Planning Portal Reference: PP-05324106_COND

Application Reference: 6/2016/1436/COND

Proposal: Approval of details reserved by conditions 3 (Landscape Details), 4 (Materials), 5 (Site Management Details) and 6 (Car Parking) on planning permission S6/2015/0523/FP

Location: 8 Holme Close, Hatfield, AL10 9LQ

Thank you for your recent application in connection with the discharge of the above planning conditions.

Condition 3

I am pleased to confirm that the proposed landscaping details are acceptable in accordance with Drawing No. D160307/4 revision A received and dated 08 September 2016.

Please note the requirements of condition 7 which states:

All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.

Condition 4

I am pleased to confirm that the materials are acceptable in accordance with the details provided on the application form and in your email received 08 September 2016. The development must not be carried out other than in accordance with the approved materials unless otherwise agreed in writing by the Local Planning Authority. For the avoidance of doubt, the approved materials are:

- Mini Stonewold roof tile (slate grey 30)
- Walls to be finished in white render
- Windows to be anthracite grey (RAL 7016) upvc

Condition 5

I am pleased to confirm that the site management details are acceptable in accordance with Drawing No. D160307/4 revision A received and dated 08 September 2016. The development must not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Condition 6

I am pleased to confirm that the area set aside for car parking is acceptable in accordance with Drawing No. D160307/4 revision A received and dated 08 September 2016. Please note that to fully comply with condition 6 the area set aside for car parking must be laid out and surfaced, in accordance with the approved details before the building hereby permitted is first occupied and must be retained permanently thereafter for the accommodation of residents/occupiers and must not be used for any other purpose.

Having regard to the above, I am pleased to discharge planning conditions 3, 4, 5 and 6 of planning permission S6/2015/0523/FP. Please do not hesitate to contact me if you have any questions or require further information.

Yours sincerely

Mark Peacock
Senior Development Management Officer