

**Colin Haigh
Head of Planning**

Reply To: address as below
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Email: planning@welhat.gov.uk

Mr D Bright
Whitegates
Crouchfields Lane
Chapmore End
Ware
SG12 0EX

8 May 2019

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

Dear Mr Bright,

Application Reference: 6/2019/0594/COND

Proposed development at: 58 Plough Hill, Cuffley, Potters Bar, EN6 4DS

Proposal: Submission of details pursuant to condition 1 (Materials), 2 (Tree Protection Plan), 3 (Window Specification) on planning permission 6/2018/1225/FULL

Thank you for your application requesting approval of the above conditions.

Condition 1 (materials)

This condition states:

'No development shall take place until samples of the materials to be used in the construction of the external surfaces of the dwelling hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.'

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 (Statement of Council Policy), Policy SP9 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2018'.

Details which have been submitted include the following:
Walls – Tigra Multi brick by Traditional Brick & Stone.

Roof – Plan concrete tile coloured slate grey by Redland.
Windows – Sliding sash aluminium coloured white.
Decorative detailing – Stone & cill head lintel and stone band both coloured crème

I can confirm that sufficient information has been submitted pursuant to the requirements of condition 1.

Condition 2 (tree protection)

This condition states:

‘No development shall take place until a Tree Protection Plan and Method Statement has been submitted to and agreed in writing by the Local Planning Authority. The agreed details must be fully adhered to during the course of construction works.

REASON: To protect existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policies D2 and D8 of the Welwyn Hatfield District Plan 2005, Policies SP9 and SADM16 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2018’.

The submitted plan, titled ‘Fence Protection’ is sufficient pursuant to the requirements of condition 2.

Condition 3 (window specifications)

This condition states:

‘Any upper floor window located in a wall or roof slope forming a side elevation of the dwelling hereby approved (apart from window serving the void) must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall be retained in that form thereafter.

REASON: To protect the residential amenity and living conditions of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 (Statement of Council Policy), Policy SADM11 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2018’.

This condition does not require any details to be submitted and agreed by the Local Planning Authority.

Having regard to the above, I am pleased to confirm that sufficient information has been submitted pursuant to the requirements of conditions 1 and 2. Condition 3 does not require discharging. Please note that 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.

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me on the above number and I will be pleased to advise you further.

Yours sincerely,

A handwritten signature in cursive script that reads "David Elmore". The signature is written in a dark ink and is positioned above the printed name.

David Elmore
Senior Development Management Officer