

Sarah Smith
Development Management Service Manager

Reply To: address as below
Direct Tel: 01707357000
Email: planning@welhat.gov.uk

Mr I Turvey
92 Green Drift
Royston
SG8 5BT

6 May 2021

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

Dear Mr Turvey,

Application Reference: 6/2021/0474/COND

Proposed development at: 34 Vineyard Road Northaw EN6 4PA

Proposal: Submission of details pursuant to conditions 2 (landscape works) and 3 (biodiversity) on planning permission 6/2020/1365/FULL

Thank you for your application requesting confirmation of compliance with the above condition(s).

Condition 2 (landscape works)

Condition 2 requires the following:

No above ground development shall take place until full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details. The landscaping details to be submitted shall include:

- a) Means of enclosure and boundary treatments;*
- b) hard surfacing, other hard landscape features and materials;*
- c) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing; and*
- d) Details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife.*

REASON: *The landscaping of this site is required in order to protect and enhance*

the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

The submitted site plan (drawing number L2006/01 Rev A submitted 19 April 2021) is considered acceptable pursuant to the above requirements.

Condition 3 (biodiversity enhancements)

Condition 3 requires the following:

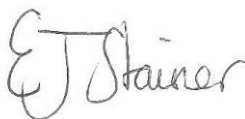
No above ground development shall take place until full details of bat, bird and insect nesting boxes/tubes/tiles, including the exact location, specification and design, have been submitted to and approved in writing by the Local Planning Authority. The structures shall be positioned away from bright lights and disturbance and constructed in accordance with the approved details prior to the occupation of the dwelling, and retained in that state thereafter.

REASON: In the interest of the protection of protected species and the biodiversity of the site in accordance with Policies R11 and R16 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

I can confirm that the details submitted and stated on the proposed site plan (drawing number L2006/01 Rev A submitted 19 April 2021), the photograph titled 'Vincent Bat Box Tree' submitted 19th April 2021 and the link in an email submitted 19th April 2021 to the Vincent Pro Bat Box are acceptable details pursuant to this condition. Please note that the development must be implemented in accordance with these approved details and subsequently, the approved materials shall not be changed.

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me at e.stainer@welhat.gov.uk and I will be pleased to advise you further.

Yours sincerely,

A handwritten signature in blue ink that reads "E. J. Stainer". The signature is written in a cursive style with a large initial 'E' and 'J'.

Ms Emily Stainer
Development Management Officer