

**Christopher Dale
Head of Planning**

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

Mr Ellis Simmons
Ground Floor Suite
6 Pioneer Court
Darlington
DL1 4WD

7 December 2021

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

Dear Mr Ellis Simmons,

Application Reference: 6/2021/3048/COND

Proposed development at: Land adjacent to the Porsche Garage, Hatfield Business Park, AL10 9UA

Proposal: Submission of details pursuant to condition 4 (external materials) on planning permission 6/2019/2782/VAR

Thank you for your application requesting approval of the above details reserved by a condition.

Condition 4 states

No development above ground level shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development must be implemented using the approved materials, and subsequently, the approved materials must 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, Policy SP9 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

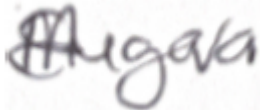
Details of types and colours of external materials have been described on submitted document 'Proposed Materials' dated October 2021 as well as on the 'Proposed elevation plans'. The following material details have been submitted:

- Walls:
 - Cladding – Kingspan Quadcore Evolution Panelised Façade – Colour Anthracite Grey
 - Cladding – Trespa Meteon Corroded Green Rain Screen
 - Render – Parex Off White with Monorex Smooth textured finish
 - Cedral Cladding – Cedral Click Grey (C05)
- Balconies - 1800mm high fully glazed balconies
- Roof Finish – Flat roof with Single Ply Membrane finish
- Windows – Dark grey foil wrapped U-PVC Tilt and Turn Windows
- Fascia's and Soffits – Powder coated aluminium (colour - dark grey)
- Rainwater Goods - Black U-PVC deep capacity gutter and downpipes

In order to fully comply with the requirements of this condition the development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed. On this basis, the requirements of condition 4 have been met and are approved.

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

Yours sincerely,



Ms Elizabeth Mugova
Career Grade Development Management Officer