

**Christopher Dale**  
**Head of Planning**

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Mr Nigel Bennett  
Magenta Planning Ltd  
6 Rowben Close  
Totteridge  
London  
N20 8QR

21 December 2021

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

Dear Mr Bennett,

**Application Reference:** 6/2021/3369/COND

**Proposed development at:** 45 Kentish Lane, Brookmans Park, Hatfield, AL9 6NG

**Proposal:** Submission of details pursuant of Condition 4 (details of crown roof) and Condition 5 (details of hard surfacing) of planning permission 6/2020/2155/FULL

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

Condition 4

Condition 4 states:

*'No development above ground level shall take place until details of the proposed crown roof have been submitted to and approved in writing by the Local Planning Authority. The details, including; a roof plan, elevations and sections, in either 1:50 or 1:100 scale must clearly show that the flat roof is stepped down and concealed behind the surrounding pitched roof. The pitched roof must use ridge tiles. Subsequently the development must be carried out in accordance with the approved details.'*

Details of the proposed crown roof are shown in submitted Drawing Number: CD/501/ C, which are acceptable and approved. Please note that in order to fully comply with the requirements of this condition the development must be carried out in accordance with the approved details.

## Condition 5

Condition 5 states:

*'No development above ground level shall take place until details of hard surfacing on a 1:250 scaled plan of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. The details must include the type, location and extent of hard surfacing. The development shall not be carried out other than in accordance with the approved details.'*

Hard surfacing details are included in submitted Drawing Number: CD/503/ C, which are acceptable and approved. Please note that in order to fully comply with the requirements of this condition the development shall not be carried out other than in accordance with the approved details.

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me at [d.elmore@welhat.gov.uk](mailto:d.elmore@welhat.gov.uk) and I will be pleased to advise you further.

Yours sincerely,



David Elmore  
Principal Major Development Management Officer