

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

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Mr I Turvey  
92 Green Drift  
Royston  
SG8 5BT

11 May 2022

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

Dear Mr Turvey,

**Application Reference:** 6/2022/0516/COND

**Proposed development at:** 34 Vineyards Road Northaw Potters Bar EN6 4PA

**Proposal:** Submission of details pursuant of condition 4 (traffic noise scheme) and condition 6 (photovoltaic panels, air source heat pump and electric vehicle charging points) of planning reference 6/2020/1365/FULL

Thank you for your application requesting confirmation of compliance with the above conditions.

**Condition 4 (traffic noise scheme)**

Condition 4 requires the following:

*“Prior to the first occupation of the development hereby permitted the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to a scheme to protect the proposed development from traffic noise which shall be implemented before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing. The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standards in BS 8233:2014 and take into account max noise levels. Any associated mechanical ventilation will need to meet the ventilation requirements found within The Noise Insulation Regulations 1975 (or a similar alternative to be agreed with the Local Planning Authority).”*

The following information has been submitted:

- Acoustic report by Healthy Abode Acoustics dated 21<sup>st</sup> August 2021

The submitted details are considered acceptable pursuant to the above requirements of condition 4. The approved details shall be implemented before any part of the

accommodation hereby approved is occupied.

**Condition 6 (energy efficiency measures)**

Condition 6 requires the following:

*“No occupation of the development shall take place until full details of the photovoltaic panels, air source heat pump and electric vehicle charging point hereby approved have been submitted to and approved in writing by the Local Planning Authority. Subsequently the photovoltaic panels, air source heat pump and electric vehicle charging point must be fully installed in accordance with the approved details and operational prior to the occupation of the development to which the details relate.”*

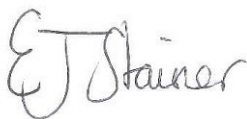
The following information has been submitted:

- Energy statement Rev A by TDC Surveying dated 1<sup>st</sup> March 2022 and received 20<sup>th</sup> April 2022
- EVCP datasheet (submitted 3<sup>rd</sup> March 2022)
- SAP extract ASHP.jpg (received 20<sup>th</sup> April 2022)

The submitted energy statement explains that it would be preferable for the proposed development to utilise a high efficiency gas boiler rather than the approved Air Source Heat Pump (ASHP). However, the condition specifically relates to the use of an ASHP and the wording does not allow for suitable alternatives to be considered as part of the condition process. It is therefore considered the details submitted in respect of condition 6 are insufficient to discharge the condition in its entirety. On the basis of the above, as insufficient information has been provided to satisfy the requirements of condition 6, the request for approval of details reserved by condition 6 is refused. A new application for approval of details reserved by condition and relevant fee will be required in order to consider the details of condition 6 in full.

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

Yours sincerely,



Ms Emily Stainer  
Senior Development Management Officer