

**Chris Carter
Assistant Director (Planning)**

Reply To: address as below

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Mr S French
75 Shooters Drive
Waltham Abbey
EN9 2QB

24 March 2023

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

Dear Mr French,

Application Reference: 6/2023/0497/COND

Proposed development at: 61 The Ridgeway Cuffley Potters Bar EN6 4BD

Proposal: Submission of details pursuant to condition 2 (samples of materials) on planning permission 6/2022/2586/HOUSE

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

It is noted that a representation has been received from a neighbour objecting to this application. The representation outlines concerns that the development would overhang the boundary line. The plans submitted with this application do not demonstrate that the development would overhang the boundary line. Furthermore, any disputes regarding boundary lines would be a civil matter managed outside of the planning system.

Condition 2

Condition 2 states:

“No development above ground level in any phase of the development 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 shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.”

Submitted with this application is drawing 105 D which demonstrates the proposed elevations for the site with annotations of the proposed materials, as well as

document identifying the specific details of the proposed materials. The documents demonstrates:

- Cambrit Jutlan Fibre Cement tiles in the colour graphite
- Weinerberger Concrete Multi Angle Ridge tiles in dark grey
- Flavent Rainwater Parapet Outlets in black
- Sopratorch SL400 Flat Roof cap sheet
- Fascia, soffit and verge boards in square edged jumbo design in anthracite grey
- K-Rend 2 coat plain render in Limestone White
- uPVC residence collection R7 windows in Eclectic Grey

Having regard to the above, I am pleased to confirm that sufficient information has been submitted pursuant to the requirements of condition 2. 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 at k.shirley@welhat.gov.uk and I will be pleased to advise you further.

Yours sincerely,



Ms Kirsty Shirley

Development Management Planning Officer