

**Chris Carter
Assistant Director (Planning)**

Reply To: address as below

Direct Tel: 01707357000

Email: planning@welhat.gov.uk

Mr & Mrs Charles Eaton
24 Church St
Hatfield
AL9 5AW

19 March 2024

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

Dear Mr & Mrs Eaton,

Application Reference: 6/2024/0258/COND

Proposed development at: 24 Church Street Hatfield AL9 5AW

Proposal: Submission of details pursuant of condition 1 (samples) on planning permission 6/2021/1061/HOUSE

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

Condition 1 (samples)

Condition 1 on application ref: 6/2021/1061/HOUSE states:

No development above ground level in any phase of the development shall take place until samples (including photographs) of the stone and brick for the front steps and a sample panel of re-pointing works to show mortar colour and mix, and pointing profile have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved details and subsequently, the approved details shall 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 and the National Planning Policy Framework 2019.

In your submitted application form you set out the following in respect of the front steps:

“The Stone and Brick submitted in this application area a replacement for the existing machine made bricks and concrete steps. The materials submitted have

been chosen to closer match the brickwork of the house and are hand made and more in keeping with the materials used for the house itself and are as follows;-- the stone for the steps is a Yorkshire stone". You state that the steps are "Brighthouse Steps to match the existing top step.- the bricks are soft red bricks to match the existing brickwork of the house".

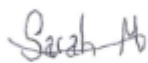
In respect of the re-pointing works you set out:

"The Re-pointing will be carried out using Lime Mortar sourced from a specialist company that comes in a powder form so the colour and texture stay consistent. A flush joint finish will be used and the work will be carried out by craftsmen from a building company that specialise in the restoration of listed buildings - Point Builders Ltd of St Albans".

You have also provided photographs of existing and proposed details. I am pleased to confirm that the requirements of the condition have been met. In order to fully comply with the requirements of condition 1, the development shall be implemented using the approved details and subsequently, the approved details shall not be changed.

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

Yours sincerely,



Mrs Sarah Madyausiku
Development Management Officer