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YOUR REF:6/2021/0456/MAJ

OUR REF: SZ/SZ/446

26<sup>th</sup> June 2023

Planning Services  
Welwyn Hatfield Council  
The Campus  
Welwyn Garden City  
Herts. AL8 6AE

## **DISCHARGE OF CONDITIONS**

**RE: Demolition of existing car showroom and erection of three storey block of flats comprising of 9No 2 bedroom flats & 3No 1 bedroom flats, with associated access, parking, amenity space and landscaping.**

Dear Sir or Madam,

Following receipt of your recent planning approval we wish to submit an application for the discharging of conditions associated with the planning approval 6/2021/0456/MAJ. Below we have listed the conditions and the details required to discharge them for the local authority's review.

### **CONDITIONS**

1. Please refer to Herts & Essex Site Investigations Phase I Desktop Study, Phase II Environmental Report and the relevant appendixes for your review.
2. Please refer EAS drawings C1000-S278-3906, C2000-S278 3906, C3000-S278 3906, C4000-S278 3906, C5000-S278 3906, C6000-S278 3906 and C7000-S278 3906 illustrating the reinstatement of footpaths, dropped kerbs, and tactile paving.
3. Please refer to the Construction Management Plan.
4. Please refer to MTC Engineering's detailed designs & calculations.
5. Please refer to Appendix A detailing the materials to be used in the construction of the external surfaces of the flat roof for the flatted block and the secure cycle/refuse & recycling store.
6. Please refer to drawing F446 009 showing the proposed height of the bow top rail fence.
7. Please refer to Nova Acoustics Noise Impact Assessment.
8. Please refer to drawings D 446 003C which include a schedule of units to comply with Part M4(2) of the Building Regulations. The flats to be M4 (2) are Flat 1, Flat 2, Flat 3 & Flat 4 only.
9. Please refer Betts Ecology and Estates Ecological Enhancement Plan.
10. Please refer Clearstream Energy Energy Assessment.
11. The submitted and approved drawing 1016.20.1A states that the wall climbing plants to the east elevation of the secure cycle and refuse & recycling store building is Hedera Helix (Common Ivy planted at a density of 6/m with a pot size of 1 litre).
12. We acknowledge this condition.
13. We acknowledge this condition.

14. We acknowledge this condition.
15. We acknowledge this condition.
16. Please refer to Appendix B and drawing F446 010 for details of the external lighting to be used. Please note the applicant only wishes to have 1No external light.
17. Please refer Appendix B for the details of bollards to the car parking spaces and to our drawing D446 002C indicating the position of each bollard.
18. We acknowledge this condition.
19. We acknowledge this condition.
20. Please refer to drawing D446 002C indicating the allocation of car parking spaces to each flat.
21. We acknowledge this condition.
22. We acknowledge this condition.

Should you require any further information in order to discharge the conditions of the above application please do not hesitate to contact us.

Yours faithfully

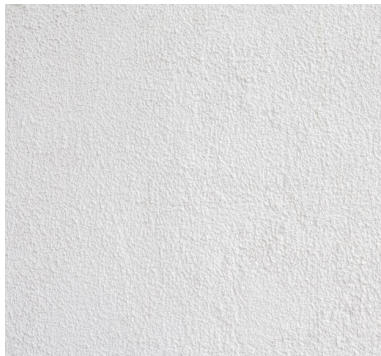
**Salvatore Zaffuto** BA (Hons) DipArch RIBA Part II

## APPENDIX A: FLATS & SECURE CYCLE/REFUSE & RECYCLING MATERIALS

Ibstock – Ivanhoe Cream Original Facing Brick



White Painted Smooth Render



Zinc Cladding



Double Glazed Aluminium Windows & Doors (RAL 7016).



Fascias & Infill Panels (RAL 7016)

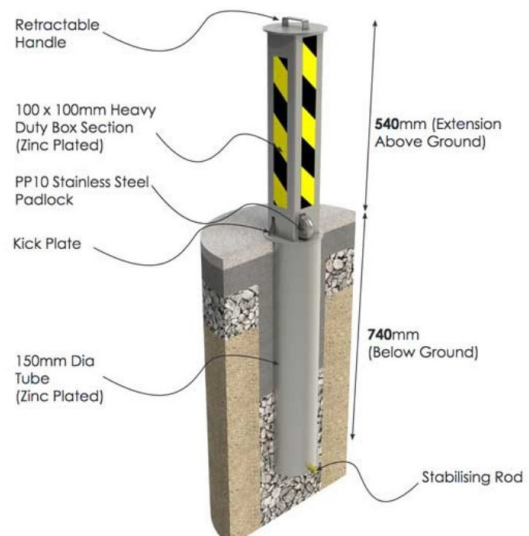


Icopal Monarplan GF Single Ply Flat Roofing Membrane (Colour Anthracite)



## APPENDIX B: BOLLARDS & LIGHTING

### Autolok Anti Ram Raid Post



### Grato External Wall Mounted Light.



Below are the main features of this light fitting.

- Bulb Type LED
- Wattage 15 watts
- IP Rating IP65
- Diameter 260mm
- Projection 84mm
- Energy Rating A+
- Activation PIR Motion Sensor (integral).