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YOUR REF:6/2021/0456/MAJ

OUR REF: SZ/SZ/446

29th September 2023

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

DISCHARGE OF CONDITIONS - RESUBMISSION

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 decision, we wish to resubmit an application for the discharging of conditions 4, 5 and 11 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.

CONDITIION 4

Please refer to MTC Engineering's detailed designs & calculations. MTC have provided a detailed response to Hertfordshire County Council Lead Local Flood Authority's letter dated 14th July 2023. Should any additional information be required please contact us at your earliest convenience.

CONDITON 5

Please refer to Appendix A (located at the end of this document) 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.

CONDITION 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). We have included this drawing within this application for ease of reference.

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

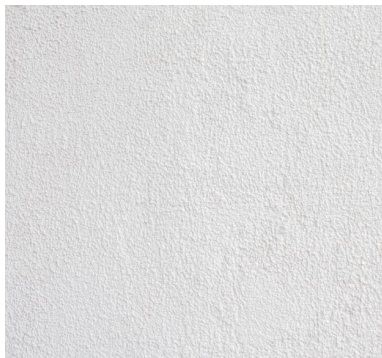
Salvatore Zaffuto BA (Hons) DipArch RIBA Part II

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

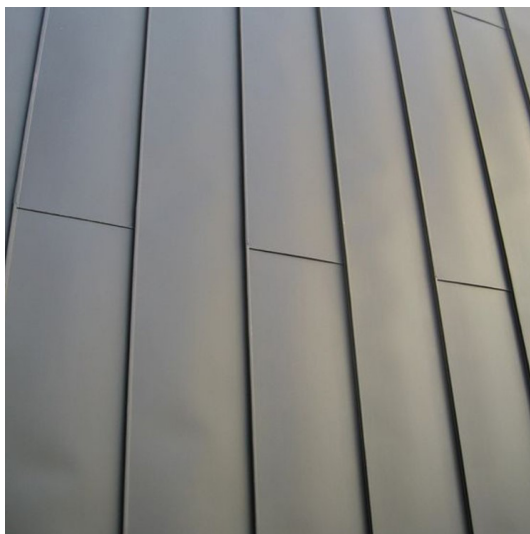
Ibstock – Ivanhoe Cream Original Facing Brick



White Painted Smooth Render



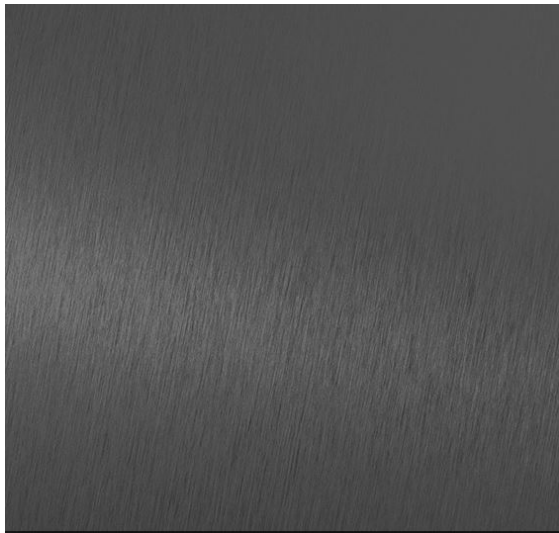
Zinc Cladding



Double Glazed Aluminium Windows & Doors (RAL 7016).



Fascias & Infill Panels (RAL 7016)



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

