

Mr M Pickles,
S. Clements Ltd,
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Colin Haigh
Head of Planning

Reply To: address as below
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12th April 2017

**Town and Country Planning Act 1990.
The Town and Country Planning (Development Management Procedure) (England) Order
2015**

Dear Mr Pickles,

RE: 6/2016/1193/COND – Approval of details reserved by condition 3 (Materials) and condition 5 (Cycle Store) on planning permission S6/2014/2763/FP and condition 2 (materials) and condition 4 (Cycle Store) on planning permission 6/2016/1269/VAR at Willow House, 18 Salisbury Square, Hatfield, AL9 5BE.

Thank you for your recent application in connection with the discharge of the above planning conditions.

Conditions 1 and 2 of S6/2014/2763/FP and Condition 1 of 6/2016/1269/VAR

These conditions required development to be commenced within three years and completed in accordance with the approved plans.

These conditions are not dischargeable.

Condition 3 of S6/2014/2763/FP and Condition 2 of 6/2016/1269/VAR (Samples of Materials)

This condition is as follows:

“No 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.”

You have supplied the following information on the samples seen on site:

Bricks - Main wall –Traditional Brick and Stone Chiltern Blend G733/2

Bricks - Quoins – Weinberger Smoked Orange Multi Gilt Blend G737/2

Mortar on front façade – as shown in photographs received 31.3.2017

Brick tinting on rear gable and patio walls - as shown in photographs received 31.3.2017

Roof Tiles – red clay plain tiles to match the existing.

I confirm that sufficient information has been supplied to comply with the requirements of this condition and are acceptable pursuant to this condition. I trust you will comply with the final sentence of this condition, which requires the development to be carried out in accordance with the approved details.

Condition 4 (Brick Bond) of S6/2014/2763/FP and Condition 3 of 6/2016/1269/VAR

This condition is as follows:

“The brickwork of walls hereby permitted shall be constructed in a bonding to match that of the existing building. Subsequently, the bonding shall not be changed without the prior written consent of the Local Planning Authority.”

As noted on site visit, the bonding used for the extension to the property does not match exactly the pattern of bonding on the original façade of the building. However, the mortar has been treated to improve the colour and texture match to the original mortar. The width of mortar band is necessarily wider than the original to compensate for the slight difference in brick size under modern metric production methods. As such the Council is unlikely to take any further action in regard to this condition. However, the condition remains extant and is not for discharge.

Condition 5 (Cycle Store) of S6/2014/2763/FP and Condition 4 of 6/2016/1269/VAR

This condition is as follows:

“Notwithstanding the details on the approved plans showing the cycle store, details of their location, design and specification to serve the residential units shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, the approved cycle store shall be made available for use prior to the first occupation of the units and the development shall not be occupied other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority”

You have submitted the following details:

Block Plan Drawing Number 16_226_PL04/C

Cycle Store Proposal received and dated 22.2.2017

Photograph of metal rack for five bicycles received 8.2.2017.

I confirm that sufficient information has been supplied to comply with the requirements of this condition and are acceptable pursuant to this condition. I trust you will comply with the final sentence of this condition, which requires the cycle store is provided before the units are occupied.

Condition 6 (Permitted Development Class A) of S6/2014/2763/FP and Condition 5 of 6/2016/1269/VAR

This condition is as follows:

“The development hereby permitted shall be used for Class C3 (dwelling houses) only and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no development within Class I of Part 1 of Schedule 2 shall take place unless permission is granted on an application made to the Local Planning Authority.

Development within Class I of Part 1 of Schedule 2 of the 1995 Order refers to changes of use to Houses in Multiple Occupation. Condition 5 of 6/2016/1269/VAR refers to the latest version of the GPDO. The condition remains extant and is not for discharge. I trust you will comply with this condition.

Condition 7 (Bin Store) of S6/2014/2763/FP and Condition 6 of 6/2016/1269/VAR

This condition is as follows:

“The bin store’s location as shown on drawing 16_226/PL04 shall be retained in this location unless otherwise approved in writing by the Local Planning Authority. The store shall provide 1 x 1,100 litre container for shared refuse and, if recycling facilities are to be provided, 1 x mini recycling centre shall be provided.”

Please note this condition is repeated on permission 6/2016/1269/VAR but the plan number is amended to 16_226_PL04/C. The condition remains extant and is not for discharge. I trust you will comply with this condition

Summary

The details submitted for conditions 3 (Materials) and 5 (cycle Store) **on planning permissions S6/2014/2763/FP** and conditions 2 (Materials) and 4 (cycle Store) **6/2016/1269/VAR** are acceptable subject to the development being carried out in accordance with these details.

Please do not hesitate to contact me if you have any questions or require further information.

Yours sincerely

June Pagdin
Senior Development Management Officer