



Hertford Planning Service

Westgate House, 37-41 Castle Street,
Hertford, Herts SG14 1HH
Tel: 01992 552173
Email: contact@hertfordplanning.co.uk
Web: www.hertfordplanning.co.uk

WELWYN HATFIELD

22 AUG 2018

PLANNING
DELIVERED
BY HAND

LTR/13476/K/1/RG

21 August 2018

Planning Department

Welwyn Hatfield Borough Council
Council Offices
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Dear Sir or Madam

23 Park Street, Hatfield, Herts.
Your ref: 6/2016/2339/FULL

P.I. Ref: APP/C1950/W/17/3190002.

Referring to the planning approval received on the 3rd July 2018, we are now in a position to respond to the conditions appended to the approval notice. The responses are listed below in the order of your documentation as follows:

1. *The development hereby permitted shall begin not later than three years from the date of this decision.*

Our client intends to start work as soon as the conditions are approved

2. *The development hereby permitted shall be carried out in accordance with the following approved plans: P-01 rev A, P-03, P-21 rev A, P-22 rev A, P-23 rev A, P-24 rev A and P-25.*

We can confirm that works will be carried out in accordance with the approved plans listed above.

3. *No above ground development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings 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.*

Brick: Reclaimed red stock (to match existing)



Roof: Slate (to match existing) (re used where possible)

Red clay tiles (to match existing)

Windows: White timber casement windows as enclosed details

4. *Before the development is occupied a weatherproof bicycle store, details of which shall first have been submitted to and agreed in writing by the Local Planning Authority, shall be provided and thereafter retained in good condition.*

Please find attached details of a cycle storage as enclosed.

5. *The proposed windows at ground and first floor of the flats hereby permitted, that face onto the rear yard of No 26 Park Street shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.8metres above floor level and shall be retained in that form thereafter.*

Agreed. The windows shall be fitted as approved

6. *The development hereby permitted shall be used for Class C3 dwellinghouses only and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Schedule, 2 Part 3, Class L (change of use to a house in Multiple Occupation) shall take place.*

We can confirm that our client will adhere to this condition.

We feel that we have now provided the required information to satisfy the conditions attached to the planning decision and look forward to receiving the confirmation that works can indeed commence on site.

If there is likely to be any difficulty in obtaining approval, we would appreciate a telephone call so that such difficulties can be resolved as soon as possible.

Yours faithfully



Robert Guinn
Partner, Senior Architectural Technologist. M.C.I.A.T.