

Felipe Klepacz  
Tetlow King  
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Reply To: address as below  
Our Ref: N6/2006/1501/FP  
Your Ref: N.A  
Ext: 2298  
Direct Tel : 01707 357298  
Fax: 01707 357255  
Email: r.aston@welhat.gov.uk

Date: 3 August 2007

Dear Felipe,

**RE: Chequersfield, Welwyn Garden City – C6/1988/0482/OP, N6/2005/1501/FP**

I am writing with regard to the above planning applications and in particular the discharge of conditions relating to both the original outline application and the subsequent approvals. For clarity I shall deal with those conditions attached to the original outline application C6/1988/0482/OP first. To confirm, the most recently received amended site layout is SL.01 Rev R and this was received on 3 May 2007 with your letter dated 2 May 2007. If this is no longer the case then a revised site layout, will need to be formally submitted for approval.

**C6/1988/0482/OP**

Condition 1 – This condition is discharged because of the approval of the various reserved matters

Condition 2 – As above

Condition 3 – Please consider this condition discharged

Condition 4 – No further action required

Condition 5 – No further action required

Condition 6 – Please consider this condition discharged. On a separate matter, I am still awaiting the revised remediation for the former Herts Country Club site pursuant to ref: N6/2006/1124/FP.

## **N6/2005/1501/FP**

For clarity, this is the most recent permission for the main site (excluding Herts Country Club) and is an amendment to the permission granted pursuant to N6/2005/775/FP and accordingly for the purposes of this letter this is the relevant permission in association with the original outline permission.

Condition 1 – Please consider this condition discharged

Condition 2 – Following the lengthy discussions relating to the materials, the most recently approved materials layout is shown on drawing no GW.PR.MAT.01.E and on this basis this condition can be discharged.

Condition 3 – No further action is required in respect of this condition, I have however received a number of complaints from local residents regarding the quality and maintenance of the landscaped areas and I have noticed a number of areas of landscaping on the development that are poorly maintained. In this respect I draw your attention to the need to replace trees or plants that become seriously damaged, diseased or are removed within a period of 5 years. For your information this period expires on 3 March 2011 and failure to adhere to the requirements of this condition will result in Enforcement Action being taken.

Condition 4 – No further action required

Condition 5 – Unfortunately I have no record of drainage details being submitted to this authority. If they have been submitted and approved then no further action is required however if they have not then I would be grateful if you could submit the drainage details for consideration and approval.

Condition 6 – No further action required

Condition 7 – The information is shown on the latest site layout drawing SL.01 Rev R and therefore no further action is required.

Condition 8 – No further action required as these details have been submitted and agreed previously.

With regard to the large number of amendments that have been requested to the scheme, in particular on the George Wimpey part of the site, I can confirm on the basis that the amendments requested are shown on the most recent site layout SL.01 Rev R they are acceptable to the Local Planning Authority. If there are any outstanding amendments requested in respect of alterations to the elevations of any of the units then I would be grateful if you could forward me the relevant drawings for consideration and approval.

I can confirm that the Planter detail submitted by Persimmon Homes on 14 February 2007 is acceptable as shown on drawing JBA 03/216-DT01. This is however not shown on the revised site layout and accordingly I would be grateful if you could confirm that this has been implemented as detailed.

If you require any further information, please do not hesitate to contact me on 01707 357298.

Yours sincerely

Richard Aston  
Principal Development Control Officer  
North Area Team

Cc  
Rupert Woodcock – Persimmon Homes  
David Robins – George Wimpey