

**Chris Carter  
Assistant Director (Planning)**

Reply To: address as below  
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Mr Simon Birnbaum  
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HA8 8HU

11 April 2024

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015**

Dear Mr Birnbaum,

**Application Reference:** 6/2023/2388/COND

**Proposed development at:** YMCA 90 Peartree Lane Welwyn Garden City AL7 3UL

**Proposal:** Submission of details pursuant to conditions 11 and 39 (Samples of Materials), 13 and 41 (Landscape Plan and Details) on planning permission 6/2019/2714/OUTLINE

Thank you for your application requesting approval of the above details reserved by conditions 11 and 39 (Samples of Materials) and 13 and 41 (Landscape Plan and Details) of permission 6/2019/2714/OUTLINE.

**Conditions 11 and 39 – Samples of Materials**

The documentation submitted as part of this application in relation to these conditions is listed below:

- External Finishes Schedule (Ref: 047-WPA-ZZ-XX-SH-A-8535, Rev. 4), produced by Will+Partners and dated 25/02/2024

Having regard to the above, I am pleased to confirm that sufficient information has been submitted pursuant to the requirements of conditions 11 and 39. Please note that the development must not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Conditions 13 and 41 Landscape Plan and Details**

The documentation submitted as part of this application in relation to these

conditions is listed below:

- Landscaping Plan (Rev. B), produced by Will+Partners and dated 18/01/2024
- Landscaping Plan, Planting Schedule, produced by Will+Partners (Drawing No. 47-WPA-Z0-ZZ-DR-A-3013 dated 18/01/2023)
- Site Details – Garden and Fence, produced by Will+Partners (Drawing No. 47-WPA-Z0-XX-DR-A-0202, Rev C1, dated 12/01/2023)
- Site Details – Rear Garden, produced by Will+Partners (Drawing No. 47-WPA-Z0-00-DR-A 4, Rev. C2, dated 12/01/2023)
- Retaining Wall Details, produced by Scott White ad Hookins (Drawing No. 203905-SWH-ZZ-XX-DR-C-5650, Rev. C01)
- Optigrun Roofing Greening, Technical Brochure (submitted on 29<sup>th</sup> January 2024)

Having regard to the above, insufficient information has been submitted to discharge conditions 13 and 41. The reasons for this include that insufficient information has been provided in relation to; the size of plants which are to be planted; the method and aftercare of the proposed planting; and; the type and specification of the proposed Green Roof. As a result, the information submitted does not meet the requirements of these conditions and a new application(s) which seeks to address these deficiencies will need to be submitted to the Council for determination.

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me at [w.myers@welhat.gov.uk](mailto:w.myers@welhat.gov.uk) and I will be pleased to advise you further.

Yours sincerely,



Mr William Myers

Principal Major Development Management Officer