

**Chris Carter**  
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7 November 2024

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

Dear Sir/Madam,

**Application Reference:** 6/2024/1757/COND

**Proposed development at:** 29 Broadwater Road Welwyn Garden City AL7 3BQ

**Proposal:** Submission of details pursuant to condition 8 (material samples) & 31 (materials samples) on planning permission 6/2019/3024/MAJ

Thank you for your application requesting approval of the above details reserved by conditions.

Condition 8 of planning permission 6/2019/3024/MAJ states:

*No development above ground level in any phase of the 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. These details shall include bricks, mortar, stone detailing, roof tiles, windows and door finishes (including the car park access door) and balconies. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.*

Condition 31 replicates Condition 8.

The following details have been provided with this application:

- Document Ref: 7466 Condition 8 & 31 - External Materials
- Montrea Handmade Facing Brick Technical Sheet
- Anglian Cream Handmade Facing Brick Technical Sheet
- Ibstock Architectural Masonry Range Brochure

- Redland Grovebury Roof Tile Technical Data Sheet

It is noted that Document Ref: 7466 Condition 8 & 31 - External Materials states that this application represents a partial discharge of Planning Conditions 8 & 31, as the supporting materials exclude details in relation to the car park access door and balconies.

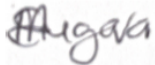
Whilst the submitted information relating to bricks, mortar, stone detailing, roof tiles, windows and door finishes is viewed to be acceptable, this condition cannot be discharged in full until details of the car park access door and balconies have been submitted.

Having regard to the above, insufficient information has been submitted to fully discharge Conditions 8 and 31.

Therefore, no development above ground level in any phase of the development can take place until samples of materials in relation to the car park access door and balconies have been submitted to and approved in writing by the Local Planning Authority, in order to fully discharge the condition.

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

Yours sincerely,



Ms Elizabeth Mugova  
Career Grade Development Management Officer