



**WELWYN
HATFIELD**

**Colin Haigh
Head of Planning**

Mr J Hosseini,
JH Consulting
129 Leaseowe Road
Wallasey
Wirral
AL8 6UR

Reply To: address as below
Our
Ref:6/2016/1791/COND
Date: 24 January 2017

Dear Mr Hosseini,

Application Reference: 6/2016/1791/COND

Proposal: Approval of details reserved by conditions 4 (hard and soft landscaping), 7 (Revised access and parking detail and specification).

Location: 52 Bridge Road, Welwyn Garden City, AL8 6UR

Thank you for your application in connection with the discharge of the above conditions. I apologise that the matter has taken so long to resolve.

Condition 4 landscaping – The hard and soft landscaping detail shown on the submitted and revised drawings satisfactorily address the requirements of the condition with respect to;

- A) existing and proposed finished ground levels
- B) means of enclosure and boundary treatments
- C) car parking, vehicle and pedestrian access surfacing materials
- D) details of all trees
- E) location of service runs

The approved plans are Native Landscape Design drawing nos. 2028 L01 revision B; L02 revision B with respect to hard and soft planting, means of enclosure and boundary treatments and existing and proposed ground levels and McCourt Design drawing numbers 16063 01A; 02B and 03 with respect to location of service runs, car parking, vehicle and pedestrian access surfacing materials.

Condition 7 Revised access and parking specification – The access and parking detail shown on the submitted drawings, McCourt Design drawing numbers 16063 01A; 02B and 03, are considered to be acceptable. The condition may be considered to be discharged if the development is carried out in accordance with these detailed plans.

One important point is that the term 'discharge' is somewhat misleading given the actual wording of the conditions. This is because some of the conditions have a two stage approach, submission and approval of details and a requirement that the development has

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to be built in accordance with the details. As long the proposal is implemented in accordance with the details then effectively the condition is satisfied/discharged and no further action is necessary.

Yours sincerely,

Michael Robinson

Principal Development Management Officer