

**Colin Haigh  
Head of Planning**

Reply To: address as below  
Direct Tel: 01707357000  
Email: [planning@welhat.gov.uk](mailto:planning@welhat.gov.uk)

Mr S Goldman  
64 Sydney Road  
London  
N10 2RL

22 August 2018

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

Dear Mr Goldman,

**Application Reference:** 6/2018/1502/COND

**Proposed development at:** 9A Brookmans Avenue Brookmans Park Hatfield AL9 7QH

**Proposal:** Submission of details pursuant to condition 1 (material samples), 2 (details related to upper floor window), 3 (refuse and recycling storage), 4 (bicycle storage), 5 (hard and soft landscape plans), 6 (landscape details regarding planting and seeding), 7 (car parking construction and maintenance), 8 (car parking plans) on planning permission 6/2017/0157/FULL

Thank you for your application requesting the discharge of the above conditions.

**Condition 1 – Materials Samples**

*“No 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. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.”*

You have submitted details of the following:

Boundary Treatments – Black powder coated steel railings and timber overlap larch slats fence panels

Windows – UPVC sash windows – White

Doors – Front door – Black composite, Patio doors – Athricite grey

Render – Monocouche - Off-white

Roof tiles – Redland – Rosemary mixed brindle

Decking – Treated timber pine – Dark brown  
Brick Quoins – Abbey Stoneworks – Limestone

I can confirm that the materials submitted on drawing RC 01 Rev C, dated 17<sup>th</sup> August 2018 are acceptable pursuant to condition 1 of planning permission 6/2017/0157/FULL.

Condition 2 –Upper floor windows

*“Any upper floor window within the flank wall of the building shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.7 metres above floor level, and shall be retained in that form thereafter.”*

This condition does not require discharging by the Local Planning Authority.

Condition 3 (Storage of refuse and recycling)

*“No development shall commence before details of the, design and specification of the refuse and recycling storage areas to serve the residential units as shown on drawing LO3 have been submitted to and approved in writing by the Local Planning Authority. Subsequently the refuse and recycling materials storage bins and areas shall be constructed, equipped and made available for use prior to first occupation of the residential units hereby approved and retained in that form thereafter.”*

You have submitted the following details: Slated pine refuse store with top and side access as outlined on drawing RC 01 Rev C, received 17<sup>th</sup> August 2018.

I can confirm that the details submitted are acceptable pursuant to condition 3 of planning permission 6/2017/0157/FULL.

The Council’s Client Services Department outline that the bins must be presented on the boundary by the residents on the evening prior to collection and retrieved after emptying as stated on the original application.

Condition 4 (Bicycle storage)

*“No development shall commence before details of the design and specification of the secure and weatherproof bicycle store to serve the residential units as shown on drawing number LO3 have been submitted to and approved in writing by the Local Planning Authority. Subsequently the bicycle store shall be constructed, equipped and made available for use in accordance with the approved details prior to first occupation of the residential units hereby approved and retained in that form thereafter.”*

You have supplied the following information: Drawing No. RC 01 Rev C (received 17<sup>th</sup> August 2018) showing the proposed secure bicycle storage.

The provisions would be contained in a closable store. I can confirm that the details submitted are acceptable pursuant to condition 4 of planning permission 6/2017/0157/FULL.

Condition 5 (Hard and soft landscape plans)

*“No development shall take place until full details on a suitably scaled plan showing detailed hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority.*

*The scheme shall include details of:-*

- (a) Proposed means of enclosure and boundary treatments to all areas of the site;*
- (b) Permeable hard surfacing, other hard landscape features and materials*
- (c) Planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing;*
- (d) Management and maintenance details*

*The scheme shall not be carried out other than in accordance with the approved details.”*

You have supplied the following information: Drawing No. RC 01 Rev C (received 17<sup>th</sup> August 2018) showing the proposed hard and soft landscaping.

The proposed landscaping is in keeping with other sites along the road and the species choice is appropriate. I can confirm that the details submitted are acceptable pursuant to condition 5 of planning permission 6/2017/0157/FULL.

Condition 6 (Landscape details regarding planting and seeding)

*“All agreed landscaping comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the first building, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards 8545: 2014.”*

This condition requires development to be completed in accordance with the information above and is not dischargeable.

Condition 7 (Car parking construction and maintenance)

*“Prior to occupation of the residential units hereby approved, the parking area shown on Drawing No. L03 shall be constructed in accordance with the approved details. Thereafter the car parking area must be permanently retained for the use of the*

*occupiers of the development hereby permitted, and shall not be used for any other purpose.”*

This condition requires development to be completed in accordance with the approved plans and therefore the condition is not dischargeable. It is noted that to fully comply, the car parking area must be permanently retained for the use of the occupiers and not for any other purpose.

#### Condition 8 (Car parking plans)

*“Notwithstanding the submitted plans, prior to commencement of the development hereby approved details of a parking layout shall be submitted to the Local Planning Authority for approval in writing. This plan shall show the provision of 5 car parking spaces as well as information to demonstrate that the parking spaces are all usable. The details on the approved plan shall be implemented prior to the occupation of the development hereby approved and the parking spaces retained for occupiers of the development permitted.”*

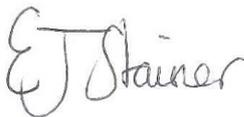
You have supplied the following information: Drawing No. RC 01 Rev C (received 17<sup>th</sup> August 2018) showing the proposed car parking plan.

I can confirm that all five of the parking spaces are usable and that the details submitted are acceptable pursuant to condition 8 of planning permission 6/2017/0157/FULL. Please note that to fully comply with condition 8 the car parking must be implemented prior to the occupation of the development and parking spaces must be retained for the occupiers.

The details submitted require implementation in order to comply with the said planning condition(s). Please note that five of the above conditions were pre-commencement and development should not have been started until the details were approved.

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me on the above number and I will be pleased to advise you further.

Yours sincerely,

A handwritten signature in black ink that reads "E Stainer". The signature is written in a cursive, flowing style.

Ms Emily Stainer  
Assistant Development Management Officer