

21st June 2023

Our ref: AW/LIV210 223029 002 21 06 23



East Herts District Council (Planning
Department)
Wallfields
Pegs Lane
Hertford
SG13 8EQ

The Gatehouse
Hadham Hall
Little Hadham, Ware
Hertfordshire, SG11 2EB

T: 01279 77 11 88

Dear Sirs,

RE: DISCHARGE OF CONDITIONS 3, 4, 6, 11, 12, 15 AND 17 OF 3/21/0908/FUL AT KNIGHTS HILL FARM,
WESTMILL, BUNTINGFORD, HERTFORDSHIRE, SG9 9LX

In accordance with the requirements of conditions 3, 4, 6, 11, 12, 15 and 17 in relation to Full Planning Consent reference number 3/21/0908/FUL at Knights Hill Farm, Westmill, please find enclosed details to discharge these conditions.

Condition 3

Prior to any above ground construction works being commenced, the external materials of construction for the development hereby permitted shall submitted to and approved in writing by the Local Planning Authority, and thereafter the development should be implemented in accordance with the approved details.

Condition 4

Prior to first occupation of the development hereby approved, details of landscaping shall be submitted and approved in writing and shall include full details of both hard and soft landscape proposals, finished levels or contours, hard surfacing materials, retained landscape features, planting plans, schedules of plants, species, planting sizes, density of planting and implementation timetable and thereafter the development should be implemented in accordance with the approved details.

Condition 6

Prior to the completion of foundations details of the design and construction of the dwelling which demonstrate how the design, materials and operation of the development minimises overheating in summer and reduces the need for heating in the winter to reduce energy demand and reduces water demand shall be submitted to and approved by the Local Planning Authority.



The development shall thereafter be implemented in accordance with the approved details. Reason To adapt to climate change, reduce carbon emissions and efficiently use water resources in accordance with Policies DES4, CC2 and WAT4 of the East Herts District Plan 2018.

Condition 11

No development shall take place within the proposed development site until the applicant, or their agents, or their successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to the planning authority and approved in writing. This condition will only be considered to be discharged when the planning authority has received and approved an archaeological report of all the required archaeological works, and if appropriate, a commitment to publication has been made.

Condition 12

Prior to any building works being commenced samples of the external materials of construction for the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be implemented in accordance with the approved materials.

Condition 15

Prior to the completion of foundations, details of how the design, materials and operation of the development minimises overheating in summer, reduces the need for heating in the winter, reduces energy demand and reduces water demand, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Condition 17

Prior to the occupation of the dwelling, full details of the boundary treatment shall be submitted to and approved in writing by the local planning authority. The development shall then be implemented in accordance with the approved details and retained as such, unless agreed in writing by the local planning authority.

Please find enclosed the following documents pursuant to these conditions:

Drawing ref 223029 PL 500 – Condition 4 (hard/soft landscaping) and Condition 17 (boundary details)

Document ref LIV210 223029 – Conditions 6 and 15 – details of how the design, materials and operation of the development minimises overheating in summer, reduces the need for heating in the winter, reduces energy demand and reduces water demand.

WSI for an archaeological watching brief, June 2023 – Condition 11


Document ref LIV210 223029 – Condition 3 (external materials) and Condition 12 (samples of external materials). A sample of the slate proposed to be used will be delivered to the LPA's offices after submission of this application.



I trust that this will be to your satisfaction and is adequate to discharge the above referenced conditions, however, should you have any queries please do contact me.

Yours faithfully



Abigail Wyatt BSc (Hons)
Graduate Surveyor
Direct email: 

Encls.