



East Herts Council
 Wallfields, Pegs Lane
 Hertford, Herts
 SG13 8EQ
 Tel: 01279 655261

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Former Bircherley Green Shopping Centre

Applicant Details

Name/Company

Title

Mr

First name

C

Surname

Neaves

Company Name

Chase New Homes

Address

Address line 1

c/o Agent

Address line 2

33 Bancroft

Address line 3

Town/City

Hitchin

County

Country

Postcode

SG5 1LA

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Mixed use re-development comprising partial demolition of existing buildings and replacement with 3419 square metres of commercial floorspace (Use Classes A1-A4, D1), an 86-bed hotel (Use Class C1), 98 residential apartments (use class C3), alterations to an existing car park, new bus station facilities and associated works and improvements. Variation of conditions: 2 (Approved Plans), 3 (Samples of materials - hotel), 4 (Samples of Materials - Blocks A and B), 5 (Details of decorative brickwork), 6 (Contamination), 7 (Flood Risk), 8 (surface water drainage scheme), 9 (drainage), 11 (ground levels), 13 (Noise), 14 (Air extraction/odour), 15 (Delivery and Servicing Management Plan), 16 (Plant), 17 (Piling), 18 (Construction Environmental Management Plan), 19 (Delivery and Servicing Plan), 20 (Electric charging points), 21 (Road Safety Audit), 22 (parking of cycles), 23 (Car parking), 28 (external lighting), 30 (sound insulation), 31 (Archaeology works hotel), 32 (Noise and Vibration - hotel), 33 (CCTV), 34 (A3/A4 use), 36 (Air Extraction), 37 (Sound Insulation), 38 (Landscaping), 39 (Implementation Landscaping), 40 (Tree protection), 41 (Television reception facilities), 42 (Markets), 43 (Car Club Allocations), 44 (CCTV), 45 (Archaeology), 46 (Toilets), 47 (Bus Station facilities), 48 (Site Waste Plan), 49 (Noise and Vibration), 50 (Fixed Plant), 51 (Odour Equipment), 52 (Sustainability Statement), 53 (Solar Panels screening), 55 (Broadband) and 56 (Travel Plan) of planning permission: 3/19/2614/FUL - Amendments to reflect phasing of the development, reallocate 12 public car parking spaces for GP surgery, changes to design of Block A, Block B and car park facade, including a cafe next to the bus station.

Reference number

3/22/0712/VAR

Date of decision (date must be pre-application submission)

19/08/2022

Please state the condition number(s) to which this application relates

Condition number(s)

19 - Sound Attenuation

Has the development already started?

Yes

No

If Yes, please state when the development was started (date must be pre-application submission)

29/03/2021

Has the development been completed?

- Yes
 No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- Yes
 No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Please see accompanying cover letter

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- I / We agree to the outlined declaration

Signed

Barker Parry Town Planning Ltd

Date

27/01/2024