


PD12502/JB/ZB/HB

  
**F.A.O David Lamb**  
East Herts District Council  
Wallfields  
Pegs Lane  
Hertford  
SG13 8EQ

Planning Portal Ref: PP-12811044

23 February 2024

Dear Mr Lamb,

**TOWN AND COUNTY PLANNING ACT 1990 (AS AMENDED)  
HERTFORD THEATRE, THE WASH, HERTFORD, SG14 1PS  
APPLICATION FOR FULL DISCHARGE OF CONDITION 3 (LANDSCAPING) ATTACHED TO PLANNING  
PERMISSION REF. 3/20/2285/FUL.**

On behalf of the Applicant, East Herts District Council ("The Applicant"), in respect of Hertford Theatre, The Wash, Hertford, SG14 1PS ("The Site"), please find enclosed an application for the full discharge of Condition 3 (Landscaping), attached to Full Planning Permission reference: 3/20/2285/FUL.

This application is submitted via Planning Portal ref. PP-12811044.

### Background

Planning permission was granted on 10<sup>th</sup> June 2021, for the following development as set out in the Decision Notice (below)

*“Retention and refurbishment of the auditorium and back of house facilities, demolition of ancillary and supporting areas, and redevelopment to provide new performance, cinema and ancillary facilities. Provision of cycle parking and ancillary landscaping, public realm improvements and associated works”*

The Permission comprises the partial development and comprehensive refurbishment and extension for the Hertford theatre through improvements to the existing main auditorium, the creation of three new cinema spaces, a studio theatre, dance studio, rentable room for hire, office accommodation and a bar/ café space.

### Condition 3 (Landscaping)

Condition 3 attached to the Full Planning Permission (application reference: 3/20/2285/FUL) states that:

*“Notwithstanding the approved drawings a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency prior to relevant works commencing. The landscaping scheme shall include the following details:*

- a) Specification to ensure successful establishment and survival of new planting.*
- b) A schedule detailing sizes, species (native only) and number of all new trees/ plants.*
- c) A biodiversity statement detailing how the landscaping scheme maximizes biodiversity.*
- d) Proposed trees: their location, species and size.*
- e) Soft plantings; including graded and turf areas, shrub and herbaceous areas.*
- f) Specifications, plans, sections, plant species (native only) and detailing for the improvements to the eastern river bank.*
- g) Enclosures; including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges, especially those located at the site boundaries and/ or buffers around water bodies.*
- h) Hard landscaping; including ground surfaces, kerbs, edges, rigid and flexible paving, unit placing, furniture, steps.*
- i) Details of any new habitats created on site.*
- j) Timing for provision. The approved landscaping scheme shall be implemented in accordance with the specified timings and the landscaping shall be maintained in accordance with the details approved under condition 5.”*

The following reports are enclosed, which satisfy the requirements set out in the Decision Notice to fully discharge Condition 3 (Landscaping):

- Part a) – Landscape Maintenance and Management Plan, Hard and Soft Landscape Specification and Detailed Sections (1-3);
- Part b) – Soft Landscape General Arrangement Plan;
- Part c) – Landscape and Ecological Management Plan and Biodiversity Enhancement Letter;
- Part d) – Soft Landscape General Arrangement Plan;
- Part e) – Soft Landscape General Arrangement, Landscape Site Sections and Climber Planting Design Intent Plan;
- Part f) – Boardwalk Design Intent Plan, Soft Landscape General Arrangement and Landscape Site Sections;
- Part g) – Boundary and Gate Details and Hard and Soft Landscape Specification;
- Part h) – Detailed Sections (1-3), Hard and Soft Landscape General Arrangement (1-3), Hard and Soft Landscape Specification , Paving and Kerb Details Plan, Furniture Details Plan and Street Frontage Plan;
- Part i) – Hard and Soft Landscape General Arrangement (1-3), Landscape and Ecological Management Plan and Biodiversity Enhancement Letter;
- Part j) – landscaping including planting to be commenced in October 2024 (weather dependant). Landscape Maintenance and Management Plan provides details of the annual maintenance programme.

## **Administrative Matters**

This application for the full discharge of Condition 11 comprises the following documents:

1. Schedule of Application Documentation, prepared by Montagu Evans;
2. Application Covering Letter (i.e. this letter), prepared by Montagu Evans;

3. Completed Application Form, prepared by Montagu Evans;
4. Site Location Plan, prepared by Bennetts Associates;
5. Biodiversity Enhancement Letter, prepared by Temple;
6. Boardwalk Design Intent Plan, prepared by Fabrik;
7. Boundary and Gate Details Plan, prepared by Fabrik;
8. Climber Planting Design Intent Plan, prepared by Fabrik;
9. Detailed Sections (1-3), prepared by Fabrik;
10. Furniture Details Plan, prepared by Fabrik;
11. Hard and Soft Landscape General Arrangement (1-3), prepared by Fabrik;
12. Hard and Soft Landscape Specification, prepared by Fabrik;
13. Landscape and Ecological Management Plan. prepared by Temple;
14. Landscape Maintenance and Management Plan, prepared by Fabrik;
15. Landscape Site Sections, prepared by Fabrik;
16. Paving and Kerb Details Plan, prepared by Fabrik;
17. Soft Landscape General Arrangement Plan, prepared by Fabrik; and
18. Street Frontage Plan, prepared by Fabrik.

The planning application fee has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended) as £209 (including £64 service charge). This fee has been paid via the planning portal.

We would be grateful for confirmation that this submission is complete and will be validated shortly. In the interim, should you have any queries, or require any further information, please do not hesitate to contact Jon Bradburn

Yours sincerely,

  
**MONTAGU EVANS LLP**