

PD12502/JB/ZB/HB


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

Planning Portal Ref: PP-12811203

23 February 2024

Dear Mr Lamb,

**TOWN AND COUNTY PLANNING ACT 1990 (AS AMENDED)
HERTFORD THEATRE, THE WASH, HERTFORD, SG14 1PS
DISCHARGE OF CONDITION 15 (CYCLE PARKING) 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 15 (Cycle Parking), attached to Full Planning Permission reference: 3/20/2285/FUL.

This application is submitted via Planning Portal ref. PP-12811203.

Background

Planning permission was granted on 10th 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 15

Condition 15 attached to the Full Planning Permission (application reference: 3/20/2285/FUL) states that:

“Notwithstanding the approved plans, prior to the first use of the development hereby permitted, a scheme for the parking of cycles including details of the design, level and siting of the proposed parking shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose”

The following reports are enclosed, which satisfy the requirements set out in the Decision Notice to fully discharge Condition 15 (Cycle Parking) :

- Cycle Parking Document, which provides details of positioning, quantum and cycle parking rack design and specification;
- Hard and Soft Landscaping Arrangement Plan, which further shows the location and positioning of the cycle parking;
- Josta 2-tier High Capacity Rack Specification, which provides details of the cycle parking design and specification; and
- Sheffield Rack Specification, which provides details of the cycle parking design and specification.

The above submission documents therefore provide detail on the design, level and siting of the proposed cycle parking and therefore fully satisfy the requirements of Condition 15.

Administrative Matters

This application for the full discharge of Condition 15 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. Cycle Parking Document, prepared by Fabrik;
6. Hard & Soft Landscape General Arrangement (1-3), prepared by Fabrik;
7. Josta 2-tier High Capacity Rack Specification, prepared by cycle-works; and
8. Sheffield Rack Specification, prepared by cycle-works.

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