

Sarah Kasparian
Planning, Growth and Sustainability Directorate
North Herts District Council
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

10 July 2026

PP-Reference: PP-15063807

Dear Sarah,

Application for Approval of Details Reserved by Condition 6 of 24/01013/HYA - Hybrid application for residential development of up to 325 dwellings at Land Surrounding Burloes Cottages, Royston, Hertfordshire

Vistry (Northern Homes Counties) (the applicant) are please to enclose an application for approval of details reserved by **Condition 6** of 24/01013/HYA.

Permission was granted on 2 July for “Hybrid application for residential development of up to 325 dwellings comprising (a) full planning application for Phase 1 comprising 106 dwellings and associated infrastructure including access from Newmarket Road, emergency and pedestrian/cycle access from Burloes Hall Drive, internal highways, public open space, landscaping and drainage and b) outline application for up to 219 dwellings and associated infrastructure with all matters reserved apart from primary means of access and emergency and pedestrian/cycle access from Burloes Hall Drive” (North Herts reference 24/01013/HYA).

In addition to this letter, the application comprises:

- Approval of Details Reserved by Condition Application Form
- 2307-831-070B SURFACE FINISHES PLAN

The application has been submitted via the Planning Portal (reference PP-15063807) and the fee paid via the online payment system.

Condition 6 (Hard Landscaping – Surface Finishes)

Condition 6 states:

Notwithstanding the approved plans, prior to commencement above slab level, full details of hard landscaping will be submitted to and approved in writing by the Local Planning Authority. Details will include:

Hard Landscape:

- a) Full details, including cross-sections, of all bridges and culverts;
- b) The location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets;

*c) 1:200 plans (or at a scale otherwise agreed) including cross sections, of roads, paths and cycleways; and
d) Details of all hard surfacing materials (size, type and colour).*

No subsequent alterations to the approved landscape details are to take place unless submitted to and approved in writing by the Local Planning Authority. The landscape within each Development Parcel shall be implemented in accordance with the approved landscape details for that Development Parcel or Strategic Engineering and Landscape Element.

We therefore request that the condition is discharged without delay. Should you require any further information, please do not hesitate to contact me using the details below.

Yours sincerely

Garry Hutchinson

Senior Planning Manager - Vistry Northern Homes Counties

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