



Sustainable Planning and Design Studio
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Our Ref: MB018

5th July 2024

Planning Services
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
SG63JF

Dear Sir/Madam,

3-5 Newells, Letchworth Garden City, Hertfordshire, SG6 2PH - Application for Full Planning Permission

SPD Studio have been instructed on behalf of our client, Settle Group to submit a Full Planning Application for the redevelopment of 3-5 Newells, Letchworth Garden, Hertfordshire, SG6 2PH to provide a fully affordable residential scheme. The description of proposed development is as follows:

'Application for full planning permission for the demolition of the existing dwellings and garages, and the construction of a 3 storey building comprising 15 dwellings with associated access, landscaping and parking.'

Please find enclosed herewith the following documentation which, in addition to this letter comprises the Full Planning Application:

- Application Form - Prepared by SPD Studio;
- Planning Statement - Prepared by SPD Studio;
- Application Drawings Pack - Prepared by SPD Studio;
- Design and Access Statement - Prepared by SPD Studio;
- Flood Risk Statement - Prepared by SPD Studio;
- Landscaping Proposals (including specification and management plan) - Prepared by Open Spaces;
- Preliminary Ecology Assessment - Prepared by Open Spaces;
- BNG Calculations and Report - Prepared by Open Spaces;
- Arboricultural Impact Assessment - Prepared by Open Spaces;
- Phase I/II Geo-Environmental Assessment - Prepared by GEMCO; and
- Archaeological Desk Based Assessment - Prepared by Wardell Armstrong.



The application has been submitted via the Planning Portal (ref. PP-13215701) alongside the requisite fee of £9,430.

We trust that you find the enclosed Full Planning Application in order and look forward to hearing confirmation of the application's validation. Should you have any queries or require any further information please do not hesitate to contact me.

Kind regards,

Ellen Nicholson

Senior Town Planner

SPD Studio