

Hyam
Hill Partnerships Ltd
The Powerhouse
Gunpowder Mill
Powdermill Lane
Walham Abbey
Essex
EN9 1BN
England

Our Ref: 26/00041/DOC

Contact: Sarah Kasparian
Direct Line: 01462 474251
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Date: 14 September 2026

Dear Sir/Madam

Details of Condition : Details reserved by Condition :14 (Highways Improvements) of planning permission 25/01745/S73 granted on 18/12/2025, Land To The East Of Foxholes And Gainsford House And On The West Side Of, Crow Furlong, Hitchin, Hertfordshire, ,

I refer to your application received on the 8th January 2026, which seeks approval of the Highways Improvements for the above site pursuant to Condition 14 of the planning permission reference number 25/01745/S73.

Condition 14:

A) Design Approval Notwithstanding the details indicated on the submitted drawings, no on-site works above slab level shall commence until a detailed scheme for the off-site highway improvement works as indicated on drawing number 188-TA50 Rev D have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

B) Implementation / Construction Prior to the first occupation of the development hereby permitted, the improvement works referred to in part A of this condition shall be completed in accordance with the approved details.

Submitted documents:

Technical Approval Letter 2026-07-24- (R5903827) submitted on the 21st August 2026.

The County Highways Authority have been consulted and have confirmed that the submitted Technical note approval letter is sufficient to discharge condition 14 and this is acceptable to the Local Planning Authority, as the details comply with the submission requirements of the condition. The development shall be undertaken in full accordance with the approved details.

Condition 14 can be considered as discharged upon completion of the works in accordance with the approved details. Please note that part B of the condition will need to be complied with to avoid any enforcement action being taken.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S Greaves', written in a cursive style.

Shaun Greaves
Development and Conservation Manager

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