

Development and Conservation,
North Hertfordshire District Council,
PO Box 10613,
Nottingham,
NG6 6DH

Date: 11th May 2026
Our ref: 25/010/A/mc
Your ref: 26/00253/FP

Dear Sirs

RE: CONDITIONS DISCHARGE APPLICATION - SINGLE STOREY EXTENSION WITH MONO-PITCHED ROOF TO EXISTING DRIVING RANGE BUILDING TO PROVIDE 18NO. COVERED DRIVING RANGE BAYS AT BARKWAY GOLF CLUB, NUTHAMPSTEAD ROAD, BARKWAY, ROYSTON, HERTFORDSHIRE, SG8 8EN

Please be advised that we have, today, lodged an application to discharge condition 14 associated with the above referenced Planning Permission using the Planning Portal. For the sake of clarity, the application consists of the following documents:

- This Covering Letter
- The Application Form and Certificates
- Biodiversity Gain Plan
- Habitat Management and Monitoring Plan
- Landscape Proposals
- The Application Fee of £309

The Planning Approval granted on 31st March 2026 contains the following statement:

Biodiversity Net Gain

1. *The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:*

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and*
- (b) the planning authority has approved the plan.*

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be North Hertfordshire District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

continued over...

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply."

This application seeks to discharge this condition.

Please find below details of the remaining conditions attached to the original Planning Permission, none of which require formal discharge.

- 1 *The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.*

This condition does not require formal discharge

- 2 *The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.*

This condition does not require formal discharge

- 3 *Between the 1st October to the 31st March, the use hereby permitted shall only take place between the following hours 07.30hrs to 19.00hrs on Mondays to Fridays, 7.00hrs to 17.00hrs on Saturdays and Sundays.*

Between the 1st April to the 30th September, the use hereby permitted shall only take place between the following hours 07.30hrs to 20.00hrs on Mondays to Fridays, 7.00hrs to 18.00hrs on Saturdays and Sundays.

This condition does not require formal discharge

We trust that the submitted information is sufficient to allow you to discharge the condition relating to BNG but, should you have any queries, please do not hesitate to contact me using the details in this letter.

Yours faithfully



Mark Cotton BA (arch); Dip Arch. RIBA Chartered Architect

Director

For and on behalf of

architecture & design services ltd.

