



DISCHARGE OF CONDITIONS 3, 5, 8 and 9

FOR APPLICATION 24/01882/FP

FOLLOWING THE PLANNING APPROVAL FOR THE DEMOLITION FIRE DAMAGED DWELLING AND ERECT REPLACEMENT SINGLE DWELLING

AT

2 PLEDGERS PLACE, BARKWAY, ROYSTON SG8 8DQ



Plate 1 – fire damage

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1.0 DISCHARGE OF CONDITION 3

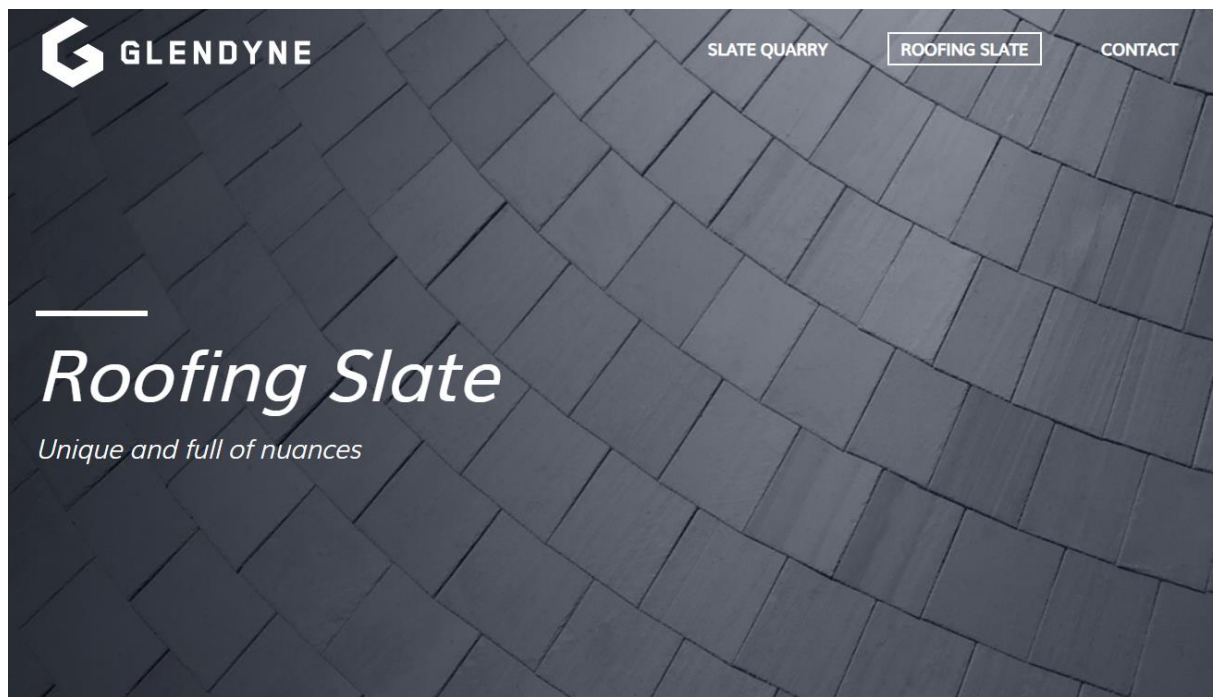
The approval notice states the following:

Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

1.1 ROOFS

Glendyne Natural Canadian slate blue/grey colour. This material is similar in size, colour and texture to the original and neighbouring property.



Fascia boards to be black painted timber. This material is similar in size, colour and texture to the original and neighbouring property.

Rainwater goods to be black upvc. These materials are similar in size, colour and texture to the original and neighbouring property.



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Recessed PV/solar panels with lead flashings, set within roof grey slates, and required to meet Building Regulations.



1.2 WALLS

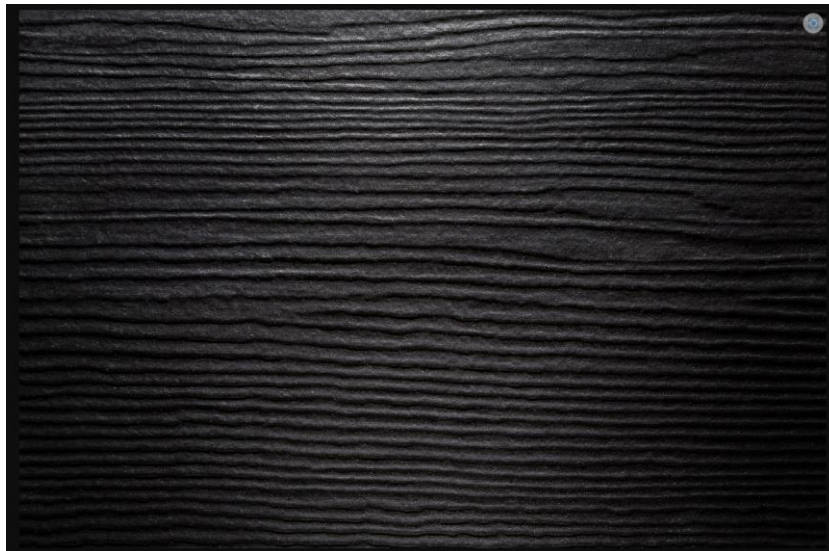
Smooth Buff facing bricks and mortar to match the original / neighbouring house and be suitable for its low level plinth location. This material is similar in size, colour and texture to the original and neighbouring property...





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Weatherboard cladding James Hardie Midnight Black Plank. Laid horizontally and used for the soffit boards. This material is similar in size, colour and texture to the original and neighbouring property. However, it is a cement based product to give it excellent fire and rot resistant qualities.





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1.3 WINDOWS

Timber double glazed casement windows, factory finished white. This material is similar in size, colour and profile to the original and neighbouring property.

1.4 DOORS

Single doors to be composite double glazed, factory finished white.
Sliding folding doors are to be aluminium double glazed, factory finished white. Note timber sliding doors are no longer fit for purpose, therefore aluminium used. These are to be similar in size, colour and profile to the original and neighbouring property.

2.0 DISCHARGE OF CONDITION 5

The approval notice states the following:

Prior to the first commencement of development, a detailed landscape scheme shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented on site. The landscape scheme shall include:

a) which, if any, of the existing vegetation is to be removed and which is to be retained, including how it will be protected during the construction works;

Condition 5a will be met by following the Arboraculturalist Andrew Belson Ltd Drawing and Specification from 5655.Royston.SP.Tree Constraints Plan.A2_200.

b) what new trees, shrubs, hedges are to be planted and areas grassed, together with the species proposed and the size and density of planting, this includes planting within the car park to provide shade, structure and ameliorate the expanse of hard surfacing;

Condition 5b will be met by following GSP Drawing 242028-105F.

c) the location and type of any new walls, fences or other means of enclosure, and details of any hard surfacing proposed;

Condition 5c will be met by the existing boundary fence lines being following vertical close boarded timber panel and post fencing and gates, stained to match the existing, on 300mm gravel boards. All to match the original heights and stain colours.

d) details of any earthworks proposed.

Condition 5d will be met as there are no proposed earth works.

e) the location of retained ecological features and location and type of any habitat boxes / structures to be installed



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Condition 5e will be met as these features will not be changed. See also Condition 9.

f) the areas to be sown or planted with specific seed mixes or specific species for biodiversity value.

Condition 5f will be met by following GSP Drawing 242028-105F.

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development.

3.0 DISCHARGE OF CONDITION 6

The approval notice states the following:

The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Condition 6 will be met by carrying out the above.

4.0 DISCHARGE OF CONDITION 7

The request for a Preliminary environmental risk assessment has been met via a previous discharge of condition application by supplying The Ground Investigations 122403 No.2 Pledgers Place, Barkway, Royston Report.

5.0 DISCHARGE OF CONDITION 8

The approval notice states the following:

Prior to occupation, each of the new dwellings shall incorporate an Electric Vehicle (EV) ready domestic charging point.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality.

This has been addressed by an Electric Vehicle (EV) ready domestic charging point being added to the outside of the existing garage and is accessible from the driveway.



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6.0 DISCHARGE OF CONDITION 9

The approval notice states the following:

The proposed bird boxes indicated on plan reference 242028-104H shall be implemented on site, and retained in perpetuity with the dwelling hereby approved.

Reason: To provide measurable gains of biodiversity within the site, as required by Local Plan Policy NE4.

Condition 9 has been met by allowing 3 bird boxes of various styles. Their product code is F1B2525, F1 B3232, F1BOPOP, F1MBI from The Nestbox Company [Integrated Eco Bat Box | The Nestbox Company](#). These are to be located as our Approved drawing 104A stated above.

