



North Herts Council
Development and Conservation
North Hertfordshire District Council
PO Box 10613
Nottingham
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Our ref: 20877
Date: 18 August 2026

For the attention of: Sarah Kasparian

Application ref: 26/01844/DOC
Location: Land Surrounding Burloes Cottages, Newmarket Road,
Royston, Hertfordshire
Proposal/Description: Application for Approval of Details reserved by Condition 6
(Hard Landscaping) of hybrid application reference
24/01013/HYA granted on 30.06.2026.

Thank you for consulting with Place Services on the above application. This response letter relates to Condition 6 (Hard Landscaping). Further details as follows.

Condition No.	Comments
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6 (Hard
Landscaping)

Insufficient information to discharge

We have reviewed the submitted information which comprises Surface Finishes Plan (Dwg no, 2307-831-070B). The following comments are provided and should be addressed prior to the discharge of condition 6:

Point (b) states that *“The location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets”*. This has not been included on the surface finishes plan and should be submitted.

Point (c) from condition 6 asks for *“cross-sections of roads, paths and cycleways”*. Although the road long section and road setting out document are provided, the cross-sections of the proposed new footway, cycle paths and mown paths should also be provided. As per Point (a), full details should also be submitted. We note details of cross sections are submitted under the Hybrid Permission (24/01013/HYA); however, these should be submitted under this application.

As per Point (d), whilst we are largely satisfied with the proposed types of hard surfaces, additional information on the specification for each of the surface treatments is required.

Overall, additional detail is required prior to the discharge of Condition 6.

Please contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk



This advice has been provided by Place Services on behalf of North Herts Council.

Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

AI may have been used in the preparation of this response, but its use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please contact us for information about our AI guidance.

