

Our Ref: AJ/KN0115/21

17 April 2025

North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Hertfordshire
SG6 3JF

via the Planning Portal

Dear Sir/Madam,

RE: Discharge of Condition Application
The Anchor, 84 Cambridge Road, Hitchin, Hertfordshire, SG4 0JH
Planning Portal Reference: PP-13956952

We are instructed by our client, Greene King Commercial Investments Limited, to submit a discharge of condition application relating to planning permission 23/01947/FP. Planning permission 23/01947/FP was granted by the Council in March 2024, and allows the following development at the above site:

“Erection of new convenience retail unit (Class E); alterations to means of access and reorganisation and extension of car park, including the change of use of land from residential gardens and the installation of EV charging points; demolition of outbuildings to pub and external alterations including the erection of garden pergola and structures, new patio and external lighting and installation of new cold store and covered walkway to back of house and replacement of part of kitchen extraction system.”

The permission was granted subject to a number of planning conditions, and this application seeks to discharge condition 5- Drainage Verification.

Condition 5 reads as follows:

“Upon completion of the surface water drainage system, including any SuDS features, and prior to first occupation of the retail unit; a survey and verification report from an suitability qualified surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 1. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works



required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.”

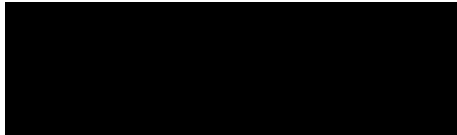
It is understood that the reference to “condition 1” (time limit) is erroneous, and that it was intended to refer to condition 3: Surface Water Drainage, which required to submission and approval of construction details and drainage layouts.

The following information is submitted in support of the discharge of condition 5:

- 002-8240287-LM – Drainage Verification Statement (Glanville, April 2024)

We trust that the submitted information is sufficient to enable the discharge of conditions 9 and 12. If you have any queries regarding the submission or require any additional information, please do not hesitate to contact us

Yours faithfully,



Alex Jones

Planner

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