

Mrs L Walker
Planning Department
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
SG6 3FJ

Our ref: SRS/503/55/1/cond2DOCPH1RM/let

Date: 12 August 2026

Dear Linda,

Re: Highover Farm, Highover Way, Hitchin, SG4 0RQ – Application to Discharge Condition 2 (materials) of planning permission 25/02794/RM (Phase 1)

I am instructed to submit an application to discharge condition 2 of the Phase 1 RM relating to materials. The portal reference is pp-15147197.

Condition 2

Condition 2 requires –

‘Details and/or samples of materials to be used on all external elevations and roofs of the buildings, block paving of streets including construction sub-base detail, brick boundary treatment and railings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development above ground slab level is commenced and the approved details shall be implemented on site’.

In discussion with Sarah Kasparian back in May, it was agreed that actual physical samples of the materials were not necessary. The broad principles of colours of bricks, tiles, railings are set out in the approved Design Code, alongside the principle of where block paving should be located. The plans and schedules listed below identify the specifications for the above for each of the dwelling types approved under the reserved matters. The schedules are separated into David Wilson house types and Barratt house types:

Plans

- 25167_1004-P06 Hard Surfacing Materials
- HITPH1-MCB-ZZ-ZZ-DR-Z-0231-D5-P9 External Materials Plan

Schedules

- 25167-B-Materials Schedule-C01_QRCode – Barratt
- 25167-DW-Materials Schedule-C03_QRCode – David Wilson
- FPM_SL8_Key_Information-March-25-1 – Roof Tile Specification Detail

I trust the information is acceptable and sufficient to discharge the condition and look forward to receiving the discharge notice as soon as possible.

Yours sincerely,

Sarah R Smith
BA (Hons) MRTPI
Consultant - Town Planning
sarah.r.smith@rapleys.com
