

10 March 2026

Peter Bull
Project Officer
Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Dear Mr Bull,

**ICKLEFORD MILL, ARLESEY ROAD, ICKLEFORD, HERTFORDSHIRE, SG5 3UN
APPLICATION TO DISCHARGE CONDITION 8 (DUST)**

We write with regard to the Ickleford Mill development and enclose an application for the discharge of Condition 8 (Dust).

Further details of this application and the background to it are set out below.

Background

Outline Planning Permission (17/01955/1) was granted on 11 March 2024, subject to 39 Conditions, for the following:

“Outline Planning application for up to 71 dwellings and associated access, car parking, garages, landscaping and open space including demolition and removal of all existing structures, buildings and hardstanding (all matters reserved except means of access).”

Condition 8 (Dust) states that:

“No pre-construction, demolition or enabling works shall take place until full details of a dust management plan (to include measures to minimise dust impacts) during the demolition and construction phases of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The construction project shall thereafter be carried out in accordance with the approved programme unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise environmental impacts and protect the residential amenity of existing residents.”

It should be noted that a Non-Material Amendment Application (25/02832/NMA) which proposes amendments to the wording of Conditions 3, 8, 9, 24, 25, 26, 29, 36 and 38, to bring forward demolition of the existing buildings on site, is at an advanced stage and is due to be issued for determination in early March 2026. Under the Non-Material Amendment Application, Condition 8 (Dust) is proposed to be varied as follows:

“a) No pre-construction, demolition or enabling works shall take place until full details of a demolition dust management plan (to include measures to minimise dust impacts) during the demolition phase of the development (Phase 1) hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The demolition works shall thereafter be carried out in accordance with the approved demolition dust management plan unless otherwise agreed in writing by the Local Planning Authority.

(b) No pre- construction phase or enabling or construction works shall take place (other than those associated with demolition) until full details of a dust management plan (to include measures to minimise dust impacts) during the construction phase of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development (other than demolition works). The construction works shall thereafter be carried out in accordance with the approved dust management plan unless otherwise agreed in writing by the Local Planning Authority.”

Discharge of Condition Application

This application seeks to discharge Condition 8 (Dust). In support of this application, please find enclosed the following for your consideration:

Application Form;
Application Fee; and
Dust Management Plan

We trust the above and enclosed provides you with sufficient information to discharge this condition and we would be grateful for confirmation of receipt. In the meantime, if you have any queries or require any further information, please do not hesitate to contact me at IsabelYeardley@hill.co.uk.

Yours sincerely

Isabel Yeardley
Development Surveyor
The Hill Group