

Oliver White
3 Rusbridge Court
Football Close
Baldock
Hertfordshire
SG7 5BL

Our Ref : 26/01999/CDA

Contact : Melissa Tyler
Direct Line : 01462 474245
Email : melissa.tyler@north-herts.gov.uk
Date : 21st August 2026

Dear Sir / Madam,

**Conditional Details Approved : Confirmation that all conditions have been complied with in relation to planning permission ref 03/00350/1 granted 25.06.2003.
3 Rusbridge Court, Football Close, Baldock, Hertfordshire, SG7 5BL**

Your application is seeking confirmation that all conditions have been complied with in relation to planning permission ref 03/00350/1 granted 25/06/2003. Please find attached below our records of the Conditions applications we have received. It shows the conditions that have been approved..

The Council's approach to requests confirming that planning conditions have been complied with is that it advises that it is the responsibility of the developer of the site to ensure compliance with all planning conditions in implementing the planning permission in accordance with the approved details. North Herts Council, as the Local Planning Authority, does not implement planning permissions nor does it monitor every development within the district to ensure that developments have been implemented strictly in accordance with the approved details. As such we are unable to verify that the conditions referred to in your letter have been complied with – as advised, that would have been the responsibility of the original developer.

If you wish to check if the development is lawful and has been implemented in accordance with the conditions, then you would need to submit an application for a Lawful Development Certificate. As part of the application, you would need to submit all the relevant evidence for the Local Planning Authority to assess this, as the onus is on the developer to ensure that they have complied with the conditions. I trust the above information is sufficient for your purposes.

Conditions sited on decision Notice for 03/00350/1 :

1. Reserved matters – details to be submitted
2. Reserved matters -time scale
3. Development to be carried out in accordance with details together with reserved matters

4. Landscaping to be submitted as reserved matters
5. **Contamination – pre-commencement**
Letter dated 18 May 2004 confirms works satisfy condition 5 (attached for reference)
6. **Contamination – pre-commencement**
Letter dated 28 October confirms remediation works satisfy condition 6. (attached for reference)
7. Access constructed prior to use
8. Visibility Splays
9. Visibility Splays
10. **Archaeology - pre-commencement**
Letter dated 02 December confirming that the archaeological excavation work has been completed. Condition 10 agreed. (attached for reference)
11. Windows – Plot 1
12. Construction traffic

Yours faithfully



Shaun Greaves
Development and Conservation Manager

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