

Rapleys LLP
Mrs Sarah Smith
120 Colmore Row
Birmingham
B3 3AP

Our Ref: 26/02026/DOC

Contact: Linda Walker
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Email: Linda.Walker@north-herts.gov.uk

Date: 7 October 2026

Dear Sir/Madam

Details of Condition : Details Reserved by Condition 2: (Materials) of Reserved Matters 25/02794/RM granted on 6.5.2026

Highover Farm , Highover Way, Hitchin, Hertfordshire, SG4 0RQ

Please quote the following reference: 26/02026/DOC on all correspondence.

I refer to your application received on **12 August 2026**, which seeks approval of the external materials, railings and the walled boundary treatments for the above site pursuant to CONDITION 2 of the planning permission reference number **25/02794/RM**.

Condition 2 – Materials:

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.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area, including suitable sub-base for block paved streets to accommodate fire and refuse vehicles in accordance with the North Hertfordshire Local Plan Policies SP9 and SP17 and Hertfordshire's Local Transport Plan (2018)

Submitted documents:

- *Hard Surfacing Layout - 25167_1004-P06_received on 12/08/2026*
- *Materials Schedule - C03 – received on 12/08/2026*
- *Materials Schedule - C01 - received on 12/08/2026*
- *External Materials Plan - HITPH1-MCB-ZZ-ZZ-DR-A-0231-D5-P9 -received on 12/08/2026*
- *Product Data Sheet - received on 12/08/2026*
- *Road Construction details OF-WSP-ZZ-ZZ-DR-C-7102 - 25/09/26*

- Road Construction details OF-WSP-ZZ-ZZ-DR-C-7101- 25/09/26*

Email received from Rapleys on 25/9/2026 confirming:

- Proposed railings – Black 1.2m high vertical metal bar estate railings*
- Cobbled paving specification around the layby parking spaces – light grey*
- Boundary dwarf walls – constructed as the higher boundary walls – the bricks to match the relevant house to which it relates.*

Notwithstanding the materials approved above, the applicant is reminded that all other materials to be used in the construction of the development must fully accord with those contained in the Design Code approved under Condition 6 imposed on 18/1154/OP as discharged under DOC reference 24/02906/DOC dated 24.10.2025.

The details submitted are therefore considered to be sufficient to discharge condition 2, subject to the development being carried out in accordance with the approved details.

Yours faithfully



Shaun Greaves
Development and Conservation Manager

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