

For the attention of Alex Howard

North Herts District Council
Planning Department
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

1st February 2026

Dear Alex

**RE: Starwood House, Avenue One, Letchworth Garden City, Hertfordshire, SG6 2HB:
SUBMISSION OF DETAILS TO DISCHARGE CONDITIONS 14 and 23 OF PERMISSION
25/01196/FP**

On behalf of Letchworth Investment LLP ('the Applicant') please find enclosed an application to discharge conditions 14 and 23 attached to Planning Permission 25/01196/FP ('the Planning Permission'. The Planning Permission approves:

***“Erection of two buildings including three units for Flexible Use Classes including
Eg (ii) (iii), B2, B8, including servicing, parking, access, landscaping”***

The application was approved subject to conditions on 21 January 2026.

Condition 14 (Surface Water Drainage)

Condition 14 is worded as follows:

Development, save for demolition and site clearance to Slab level shall not begin until a scheme for surface water disposal has been submitted to and approved in writing by the Local Planning Authority. No drainage systems for the infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details..

Condition 23 (Surface Water Drainage Strategy & Construction Method Statement)

Condition 23 is worded as follows:

Prior to the commencement of development, save for demolition and site clearance to slab level, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA & Drainage Strategy (Ref:40365-BGL-XX-XX-RP-D-0001 Rev: 2, dated 25/04/25) and Technical Note (Ref: 40365-BGL-XX-XX-TN-C-0002 Rev: P02, dated 07/08/25) and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

In support of the application we therefore submit:

- Surface Water Drainage Statement (Reference 40365-BGL-XX-XX-RP-D-00005)
Version V1 Prepared by Burrows Graham 13.01.2026

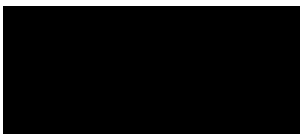
The Surface Water Drainage Note enclosed provides the detail for surface water disposal, and includes construction drawings of the proposed surface water drainage strategy, details of components and flow control mechanisms, as well as a construction method statement that accords with the principles submitted and approved under FRA & Drainage Strategy (Ref:40365-BGL-XX-XX-RP-D-0001 Rev: 2, dated 25/04/25) and Technical Note (Ref: 40365-BGL-XX-XX-TN-C-0002 Rev: P02, dated 07/08/25), both approved pursuant to Planning Permission 25/01196/FP.

Summary

Overall, we consider that the enclosed documents provides sufficient information to fully discharge Condition 14 and Condition 23 attached to planning permission 25/01196/FP.

Should you have any questions please do not hesitate to contact me.

Yours sincerely,



Lyndon Gill
Senior Director