

Our Ref: AJ/KN0115/21

12 February 2025

North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Hertfordshire
SG6 3JF

via the Planning Portal

Dear Sir/Madam,

Discharge of Condition Application
The Anchor, 84 Cambridge Road, Hitchin, Hertfordshire, SG4 0JH
Planning Portal Reference: PP-13771972

We are instructed by our client, Greene King Commercial Investments Limited, to submit a discharge of condition application relating to planning permission 23/01947/FP. Planning permission 23/01947/FP was granted by the Council in March 2024, and allows the following development at the above site:

“Erection of new convenience retail unit (Class E); alterations to means of access and reorganisation and extension of car park, including the change of use of land from residential gardens and the installation of EV charging points; demolition of outbuildings to pub and external alterations including the erection of garden pergola and structures, new patio and external lighting and installation of new cold store and covered walkway to back of house and replacement of part of kitchen extraction system.”

The permission was granted subject to a number of planning conditions, and this application seeks to discharge conditions 9 (Refuse Collection) and 12 (Plant Location and Noise Attenuation).

Condition 9 reads as follows:

“9. Refuse Collection Prior to the first occupation of the development hereby permitted, the applicant shall provide in writing to the satisfaction of the Highway Authority, an agreement in place regarding private refuse collection arrangement indicating the size of vehicle in operation. The refuse collection vehicle must be able to enter the site in a forward gear, turn on-site, and exit the site in a forward gear. In the event that the size of refuse vehicle should change such that the turning movement overruns the kerb at the access, the applicant shall liaise with the Highway Authority with regard to any changes that may need to be made to kerb lines at the site access”



The following information is submitted in support of the discharge of Condition 9:

- 11-02-2024 Refuse Collection Detail Sainsburys Convenience Store
- Vehicle Tracking - RGP 2022 6832 003 P03

Condition 12 reads as follows:

“12. Prior to first occupation of the retail unit, details of plant and acoustic enclosure (if required) shall be submitted to the Local Planning Authority for Approval to demonstrate compliance with the relevant plant noise limit detailed in Section 4.4 of "Noise Impact Assessment, The Anchor Inn, Hitchin" Report Reference 50-815-R1-2, dated 5 June 2023 by e3p.”

The following information is submitted in support of the discharge of Condition 12:

- XX-0000-0000-AIR-ZZZ-00-DR-N-0555 - Plant Planning
- 50-815-R1-3 - Noise Impact Assessment - The Anchor Hitchin

We trust that the submitted information is sufficient to enable the discharge of conditions 9 and 12. If you have any queries regarding the submission or require any additional information, please do not hesitate to contact us

Yours faithfully,



Alex Jones

Planner

alex.jones@walsingplan.co.uk

