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Mr Michael Easton

Our Ref : 26/00811/NMA

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Date : 15th May 2026

FAO: Mike Easton

Dear Sir / Madam,

Non-Material Amendment : To alter the wording on conditions 3, 4, 8, 13, 14, 15, 19 and 22 (as non-material amendment to planning permission reference 21/02957/FP granted on 25.07.2023).

Land On The South West Side Of , Barkway Road, Royston, Hertfordshire, SG8 9DF

I refer to your application to make a non-material amendment for the above development. I can confirm on behalf of the North Hertfordshire District Council that the amendments are considered to be minor and can be treated as a non-material amendment to planning permission reference number 21/02957/FP granted permission on 25.07.2023.

For the avoidance of doubt the drawing numbers approved as a Non-Material Amendments is as follows:

HAN/BAR/21/01E
HAN/BAR/21/02A

The wording of the conditions are amended to:

Condition 3

Other than the excavation and concreting of the foundations to the pair of garages serving plots 9 & 10, details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development 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 and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

Condition 4

Other than the excavation and concreting of the foundations to the pair of garages serving plots 9 & 10, prior to the commencement of the development hereby permitted full details of all hard and soft landscaping measures together with all proposed boundary treatment details shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality

Condition 8

Other than the excavation and concreting of the foundations to the pair of garages serving plots 9 & 10, prior to the commencement of the development hereby permitted a Biodiversity Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the mitigation and enhancement measures set out in the submitted Preliminary Ecological Appraisal. The development shall be carried out in accordance with the approved details.

Reason: In the interests of maintaining and enhancing nature conservation

Condition 13

Other than the excavation and concreting of the foundations to the pair of garages serving plots 9 & 10, prior to the commencement of the development hereby permitted, full details of the foul water / sewage drainage strategy and its future maintenance shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory drainage system and in the interests of amenity

Condition 14

Other than the excavation and concreting of the foundations to the pair of garages serving plots 9 & 10, no development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan

Condition 15

Other than the excavation and concreting of the foundations to the pair of garages serving plots 9 & 10, prior to the commencement of the development, a detailed Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority, and the plan shall include the following:

- a) The construction programme and phasing*
- b) Hours of operation, delivery and storage of materials*
- c) Details of any highway works necessary to enable construction to take place*
- d) Parking and loading arrangements*
- e) Details of hoarding*
- f) Management of traffic to reduce congestion*
- g) Control of dust and dirt on the public highway*
- h) Details of consultation and complaint management with local businesses and neighbours*
- i) Waste management proposals*
- j) Mechanisms to deal with environmental impacts such as noise and vibration, air quality and dust, light and odour.*
- k) Details of any proposed piling operations, including justification for the proposed piling strategy, a vibration impact assessment and proposed control and mitigation measures.*

All works shall be carried out in accordance with the approved CMP thereafter.

Reason: In the interests of highway safety and the control of environmental impacts

Condition 19

Other than the excavation and concreting of the foundations to the pair of garages serving plots 9 & 10, no demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of archaeological significance and research questions; and

- 1. The programme and methodology of site investigation and recording;*
- 2. The programme of post investigation assessment;*
- 3. Provision to be made for analysis of the site investigation and recording;*
- 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation;*
- 5. Provision to be made for archive deposition of the analysis and records of the site investigation;*
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.*

Reason: In the interests of preserving and / or recording the archaeological record.

Condition 22

- (a) *Other than the excavation and concreting of the foundations to the pair of garages serving plots 9 & 10, no development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:*

 - (i) *A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;*
 - (ii) *The results from the application of an appropriate risk assessment methodology*
- (b) *No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (a), above; has been submitted to and approved by the Local Planning Authority.*
- (c) *This site shall not be occupied, or brought into use, until:*

 - (i) *All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (b) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.*
 - (ii) *A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.*
- (d) *Any contamination, other than that reported by virtue of condition (a) and (b), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.*

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S Greaves', written in a cursive style.

Shaun Greaves

Development and Conservation Manager

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