



**North
Herts
Council**

Correspondence address:

PO Box 10613, Nottingham, NG6 6DW

Telephone: 01462 474000

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Open land lying in the north-western corner of Clothall Common, south of the B656 Royston Road. The land lies to the east of Rhee Spring and Orwell View and north of Constantine Place and Aleyn Way.

Applicant Details

Name/Company

Title

mR

First name

Fabrizio

Surname

Stefanoni

Company Name

Lovell Partnerships

Address

Address line 1

100 St John Street

Address line 2

Address line 3

Town/City

London

County

Country

Postcode

EC1M 4EH

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Residential development (42 dwellings), access, parking, landscaping and associated works, including provision of an electrical sub-station at Land East of Rhee Spring and Orwell View, Baldock, in accordance with the terms of the application, Ref 21/01882/FP

Reference number

APP/X1925/W/24/3347949

Date of decision (date must be pre-application submission)

20/05/2025

Please state the condition number(s) to which this application relates

Condition number(s)

4, 6, 7, 8, 10, 13

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 4: Greengage, Ecological Enhancements Scheme. February 2026; Condition 6: IESIS Special Structures, XXXXXXXXXXXX. March 2026; Condition 7: XXXXXXXXXXXXXXXXXXXX; Condition 8: IESIS Special Structures, Silt Management Plan, March 2026; Condition 10: Rock Townsend, RR_RTA_XX_XX_DR_A_00122_PL02 - Proposed - Proposed Site Elevations - Sheet 3 of 3. 26/02/2026; Condition 13: Rock Townsend, RR_RTA_A_XX_DR_A_00356_C03 - Proposed - Setting-Out Site Plan - Hard Landscape - Zone A. 26/02/2026; RR_RTA_B_XX_DR_A_00357_C03 - Proposed - Setting-Out Site Plan - Hard Landscape - Zone B. 26/02/2026; RR_RTA_XX_XX_DR_A_00203_PL12 - Proposed - Proposed Materiality Strategy. 05/03/2026

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Fabrizio Stefanoni

Date

17/03/2026