

Conditions Discharge Application

9 – 15 Hitchin Street
Baldock, Hertfordshire, SG7 6AL

Application: 22/02180/FP

Proposal Change of use of existing office building into seven 1-bed and one 2-bed flats comprising a first floor rear extension, insertion of rooflights to existing front and dormer to existing rear roofslopes to facilitate conversion of loftspace into habitable accommodation, insertion of a rear external staircase and amendments to existing doors and windows.

Prepared by:



On behalf of: ADH Developments

Conditions:

4.	Prior to the commencement of that part of the approved development, the following landscape details shall be submitted: a) which, if any, of the existing vegetation is to be removed and which is to be retained b) what new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and the size and density of planting c) the location and type of any new walls, fences or other means of enclosure and any hardscaping proposed d) details (elevations, materials and finishes) of the cycle storage, bin storage, and bin collection points. Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development.

Condition 4:

- a) **which, if any, of the existing vegetation is to be removed and which is to be retained.**

Response: No existing vegetation was present on site the existing courtyard and frontage consisted of concrete hard standing and therefore no existing vegetation required removal.

- b) **what new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and the size and density of planting.**

Response: Please refer to enclosed landscaping plan drawing:

0402_1013_P - Proposed Site Plan - Landscaping Details.

- c) **the location and type of any new walls, fences or other means of enclosure and any hardscaping proposed.**

Response: Please refer to enclosed landscaping plan drawing and details of materials below.

0402_1013_P - Proposed Site Plan - Landscaping Details.

Materials:

- **Slabs:** – Nustone Kandla Grey Indian sandstone paving slabs



Slabs to front garden paths and rear courtyard landscaping – Nustone Kandla Grey Indian sandstone paving slabs with permeable jointing material and Aco drainage channels which discharge into the surface water drain.

- **Fencing to front gardens:** black powder coated steel, ball top fencing



Bespoke black powder coated steel, ball top fencing maximum 1m high to front gardens.

Matching fence and access gate to the underpass.

d) details (elevations, materials and finishes) of the cycle storage, bin storage, and bin collection points

Response: Please refer to enclosed landscaping plan drawing:

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