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Council Offices
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Date: 07/08/2026

Dear Sir/Madam,

Site: 66 Park Lane, Knebworth, Hertfordshire, SG3 6PW

Application Type: Reserved matters (appearance, landscaping, layout, scale and internal access) for the erection of 9 dwellings with associated landscaping, parking and amenity space pursuant of outline permission 23/02946/OP granted 19.06.2025.

Introduction

This Covering Letter has been prepared by Phase 2 Planning and Development Ltd on behalf of Troy Homes Ltd, hereafter referred to as the Applicant, in support of an application to discharge planning conditions following the grant of planning permission ref: 25/01658/RM.

Condition Details

Outline planning permission was originally granted (on 18th June 2025) to construct up to 9 residential dwellings with all matters reserved, except for means of access, under ref: 23/02946/OP. This was followed by the remaining reserved matters (appearance, landscaping, layout, scale and internal access) for the construction of 9 dwellings being approved under ref: 25/01658/RM (on 28th November 2025).

The description of the proposed development, pertaining to the reserved matters approval, is as follows:

"Reserved matters (appearance, landscaping, layout, scale and internal access) for the erection of 9 dwellings with associated landscaping, parking and amenity space pursuant of outline permission 23/02946/OP granted 19.06.20252025)"

The reserved matters Decision Notice includes 14 conditions. Those relevant to the submission of this Discharge of Condition application are as detailed below.



Condition No.	Condition Wording	Author	Document(s)
16	No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. 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 and methodology of site investigation and recording as required by the evaluation results 3. The programme for post investigation assessment 4. Provision to be made for analysis of the site investigation and recording 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation www.hertfordshire.gov.uk 6. Provision to be made for archive deposition of the analysis and records of the site investigation 7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.	Pre-Construct Archaeology Ltd	Written Scheme of Investigation for an Archaeological Evaluation (ref: 'K11521')

Conclusion

This application seeks the approval of condition 7 imposed under reserved matters approval ref: 25/01658/RM.

The supporting documentation demonstrates that the proposed details are acceptable.

Should the Council require any further clarification or details, please contact this office.

Yours sincerely

Phase 2 Planning

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Principal Planner