

Simon Carter Associates
Mr Simon Carter
42A West Road
Sandy
SG19 1hb

Our Ref: 24/01861/DOC

Contact: Thomas Howe
Direct Line: 01462 474249
Email: thomas.howe@north-herts.gov.uk

Date: 16 December 2024

Dear Sir/Madam

Details of Condition: Details reserved by condition 4 (Access Road and Parking) of planning permission reference no 21/00810/FP granted 21.10.2021 Sunvale, Bedford Road, Holwell, Hitchin, Hertfordshire, SG5 3RX,

Please quote the following reference: 24/01861/DOC on all correspondence.

I refer to your application received on **20 August 2024**, which seeks approval of the Access Road and Parking details for the above site pursuant to Condition 4 of the planning permission reference number **21/00810/FP**.

The approved application, 21/00810/FP expired in October 2024. Although the application to discharge this condition was received in August 2024, it has taken sufficient time to take the determination of this application past the expiry date for the original Full Permission application. This application relates to a pre-commencement condition, and would therefore seek to submit details pursuant to an expired permission, and cannot proceed.

On the basis that the permission cannot be implemented, I can confirm that the application is hereby **REFUSED**.

Yours faithfully



Shaun Greaves
Development and Conservation Manager

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