

Our ref: AD/Wilkerson

17 October 2025

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Dear Sir or Madam,

DISCHARGE OF CONDITION 3 (SITE INVESTIGATIONS), CONDITION 4 (EXTERNAL LIGHTING), CONDITION 5 (CYCLE STORAGE), CONDITION 8 (ROOF MATERIALS), CONDITION 11 (WEATHERBOARDING), CONDITION 12 (WINDOWS) AND CONDITION 13 (BOUNDARY TREATMENTS) OF APPLICATION 23/02707/FP – LAND ADJACENT TO HORSESHOE FARM, LONDON ROAD, BARLEY, HERTFORDSHIRE, SG8 8JE

On behalf of our client we enclose a discharge of condition application in relation to the above application and associated conditions.

The following submitted plans and documents accompany this application:

- Discharge of condition application form
- 22.121.P0001_P04 - Site Plan As Proposed
- 22.121.P0004_P04 - Elevations As Proposed
- 22.121.P0009_P01 - External Lighting Details
- 22.121.P0010_P01 - Cycle Storage Plan
- 24.062-FN-Condition 5-Cycle Storage
- 24.062-FN-Condition 8 10 11 12-ExternalMaterials
- 24.062-FN-Condition13-Boundary Treatments
- 784-B071780 Smiths End Lane Barley Lighting 01May25
- UK25.7240 Phase I Geo-Environmental Desk Study- Land adjacent to Horseshoe Farm, Barley (Issue 2)
- UK25.7240b Phase II Geo-Environmental Assessment - Land adjacent to Horseshoe Farm, Barley (Issue 1)

Condition 3 requires the following:

No development approved by this permission shall take place until a Phase 1 Desk Study report documenting the ground conditions of the site with regard to potential contamination has been submitted to and approved in writing by the Local Planning Authority. This report shall adhere to BS10175:2011.

Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation adhering to BS 10175:2011 shall submitted to and approved in writing by the Local Planning Authority.

Where shown to be necessary by the Phase 2 Site Investigation a detailed Phase 3 remediation scheme shall be submitted for approval in writing by the Local Planning Authority. This scheme shall detail measures to be taken to mitigate any risks to human health, groundwater, and the wider environment. Any works which form part of the Phase 3 scheme approved by the local authority shall be

completed in full before any permitted building is occupied. The effectiveness of any scheme shall be demonstrated to the Local Planning Authority by means of a validation report (to incorporate photographs, material transport tickets and validation sampling), unless an alternative period is approved in writing by the Authority. Any such validation should include responses to any unexpected contamination discovered during works.

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

Relevant Documents:

- UK25.7240 Phase I Geo-Environmental Desk Study- Land adjacent to Horseshoe Farm, Barley (Issue 2)
- UK25.7240b Phase II Geo-Environmental Assessment - Land adjacent to Horseshoe Farm, Barley (Issue 1)

Notes:

An initial Phase 1 report was undertaken and this recommended that a Phase 2 be undertaken, which was completed and is provided.

A suggested remediation strategy is reviewed and will be undertaken accordingly.

Condition 4 requires the following:

Details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure, and the extent of the area to be illuminated, shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. Only the details thereby approved shall be implemented.

Reason: To protect the amenities of the occupiers of adjoining properties

Relevant Documents:

- 22.121.P0009 P01 - External Lighting Details
- 784-B071780 Smiths End Lane Barley Lighting 01May25

Notes:

Limited external lighting was proposed, a report was undertaken and the recommendations of that have been incorporated into the proposals.

Condition 5 requires the following:

Prior to the first commencement of the development hereby permitted, a plan for cycle storage is to be provided and be designed in line with design standards contained in Chapter 11 of the Cycle Infrastructure Design' DfT Local Transport Note 1/20 (July 2020). Prior to first occupation the approved design shall be fully implemented and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018).

Relevant Documents:

- 22.121.P0010 P01 - Cycle Storage Plan
- 24.062-FN-Condition 5-Cycle Storage

Notes:

The adjacent barn is proposed for the location of the associated cycle storage. The racking suggested would be affixed to the internal wall, this offers the most suitable provision and location, limiting views of this domestic infrastructure within the conservation area setting.

Condition 8 requires the following:

Details of the roof materials shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter the roof(s) shall be implemented in accordance with the approved details.

Reason: To ensure that special regard is paid to the character and appearance of the area and the setting to the listed farmhouse under Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031.

Relevant Documents:

- 22.121.P0004 P04 - Elevations As Proposed
- 24.062-FN-Condition 8 10 11 12-ExternalMaterials

Notes:

Materials schedule completed to indicate the suggested high quality roof tiling proposed. This has been specified to provide a reasonable match to the existing materiality of the local area.

Condition 11 requires the following:

Details of the weatherboarding including external finish shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter the weatherboarding shall be implemented in accordance with the approved details.

Reason: To ensure that special regard is paid to the character and appearance of the area and the setting to the listed farmhouse under Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031.

Relevant Documents:

- 22.121.P0004 P04 - Elevations As Proposed
- 24.062-FN-Condition 8 10 11 12-ExternalMaterials

Notes:

Materials schedule completed to indicate the suggested high quality weatherboarding/cladding proposed.

The cladding itself is preferred to be left in a more natural state, rather than by painting. The choice of Oak for the cladding should allow for a higher quality finish with more resilience than would be the case with a simple softwood cladding, this would require further treatment by painting or similar. Wood is a natural product and a degree of craftsmanship is required in the fixing of the cladding.

Condition 12 requires the following:

Details of the proposed windows (material, external colour, and method of opening) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter the windows shall be implemented in accordance with the

approved details.

Reason: To ensure that special regard is paid to the character and appearance of the area and the setting to the listed farmhouse under Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031.

Relevant Documents:

- 22.121.P0004 P04 - Elevations As Proposed
- 24.062-FN-Condition 8 10 11 12-ExternalMaterials

Notes:

Materials schedule completed to indicate the suggested high quality composite windows proposed. The Dark Grey colouring of the external windows is considered to be of good appearance to the suggested cladding and black rainwater goods, all as indicated on the drawings and schedule. High quality composite windows are specified, these are of timber construction with external aluminium edgings/lippings.

Condition 13 requires the following:

Details of any proposed boundary treatment shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter the boundary treatment shall be implemented in accordance with the approved details.

Reason: To ensure that special regard is paid to the character and appearance of the area and the setting to the listed farmhouse under Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031

Relevant Documents:

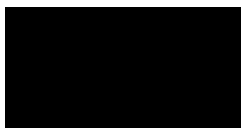
- 22.121.P0001 P04 - Site Plan As Proposed
- 24.062-FN-Condition13-Boundary Treatments

Notes:

Schedule completed to indicate the suggested boundary treatments. In the original application post and rail fencing was proposed to the south and west perimeter, this has been amended to a mesh fence due to recognition of the presence of deer. This would allow for a 'secure' garden to be created, assisting in supporting the aims of Condition 14.

We hope that officers will support this application and look forward to hearing from you in due course.

Yours faithfully,



Alex Darby BA(Hons) (Arch) DipArch RIBA
Divisional Partner - Architect

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