



**North
Herts
Council**

Correspondence address:

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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

Applicant Details

Name/Company

Title

Hexton, Herts

First name

Surname

Mr Reihmer

Company Name

Address

Address line 1

Hexton Manor,

Address line 2

Address line 3

Town/City

Hexton

County

Hertfordshire

Country

Postcode

SG5 3JE

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

Erection of one detached 3-bed dwelling with parking and landscaping with new vehicular and pedestrian accesses onto Mill Lane following demolition of existing outbuilding.

Reference number

24/02167/FP

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

30/04/2025

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

Condition number(s)

Biodiversity Net Gain condition
Condition 3 - Vehicular access report
Condition 4 - Removal of part of front boundary wall
Condition 8 - Materials details
Condition 9 - Barn Owl and Breeding Bird Mitigation Plan
Condition 11 - Environmental Report

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

Biodiversity Net Gain condition - Off site credits purchased from Environment Bank - details to be confirmed in process.

Conditions 3 and 4 - Vehicular access report and access plan.

Details regarding condition 4 specifically for the front boundary wall, include:

1. Repointing and rebuilding, where required, the existing brick boundary wall to safeguard it for the future.
2. Narrower entrance to reduce the length of wall removed
3. Smaller piers at vehicle access
4. Planting behind the wall to provide privacy. In privet hedging to match neighbouring properties
5. Reduction in the amount of hard landscaping with resin bound finish to look like shingle.
6. Existing wrought iron gate to be refurbished and reused.

Condition 8 - Materials details:

Proposed brick - Crest: Elgin Blend - to be used as the brick plinth. These match closely the existing plinth brickwork, which has been painted black, but new plinth will not be painted.

Render - pebble dash which matches Hexton Lodge and other dwellings along Mill Lane.

Roof slates - Natural slate tiles matched in colour with the new development adjacent on Mill Lane.

Condition 9 - Barn Owl and Breeding Bird Mitigation Plan

Condition 11 - Environmental Report showing no site contamination present.

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

James Gran

Date

11/07/2025