



**North  
Herts  
Council**

**Correspondence address:**

PO Box 10613, Nottingham, NG6 6DW

**Telephone:** 01462 474000

**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

Area of land fronting Pixmore Avenue north of Protea way, Letchworth Garden City

latitude /Longitude reference : 51°58'51"N , 000°13'00"W

Grid Reference: TL 22579 32864

Three words: bunch.steer.castle

nearest postcode SG6 1LH

## Applicant Details

### Name/Company

Title

Mr

First name

Michael

Surname

Dempsey

Company Name

Ashe Construction Limited

### Address

Address line 1

Ashe house

Address line 2

Cooks way

Address line 3

Town/City

Hitchin

County

Hertfordshire

Country

UK

Postcode

SG4 0JE

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

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 commercial buildings (flexible B2 and B8) including access, parking, landscaping and associated works

Reference number

25/00279/FP

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

12/02/2025

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

Condition number(s)

3. cycle parking  
7. Construction Management Plan  
8. Remediation Strategy  
12. Details and/or samples of materials  
13. landscaping details  
14. surface water management strategy

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

to support discharge of Condition 3 :

271 - 019 P1 Pixmore Ave - Proposed Cycle Shelter

to support discharge of Condition 7 :

DP502 - Construction Environmental Management Plan

to support discharge of Condition 8 :

xx

to support discharge of Condition 12:

271 - Pixmore Avenue - Finishes Schedule

to support discharge of Condition 13 :

PIX-ONE-ZZ-XX-DR-L-0001-P01-LANDSCAPE MASTERPLAN

PIX-ONE-ZZ-XX-DR-L-0002-P01 PLANTING PLAN

271 - 020 P1 Pixmore Ave - Proposed Bin Store

to support discharge of Condition 14 :

114828 Drainage Strategy Statement and FRA-P02

114828-CAL-XX-XX-DR-D-0100 Proposed Drainage Layout - P2

## 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

Mike Dempsey

Date

07/11/2025