

APPLICATION TO DISCHARGE CONDITIONS ASSOCIATED TO 25/00255/FP

LOCATED AT:

150-152 London Road, Knebworth, Hertfordshire, SG3 6EY

TO NORTH HERTFORDSHIRE DISTRICT COUNCIL

PREPARED BY

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11/07/2025

28/10/2025 – P2

INTRODUCTION

This letter has been completed by Your Plans UK LTD, in support of the discharge of pre-commencement conditions relating to the Change of use first floor office space to create two flats, first floor rear extension and conversion of second floor to create one flat including roof extension and alterations to fenestration at 150-152 London Road, Knebworth, Hertfordshire, SG3 6EY. The remainder of this letter sets out the information submitted.

DOCUMENTS SUBMITTED WITH THE APPLICATION

The application comprises this letter and the following documents:

- Cycle Parking Strategy Plan
- Construction Management Statement
- Annotated plan to be read alongside the Construction Method Statement.
 - 2087_YPUK_P008 – Construction Management Plan

Summary of information submitted

The approved planning consent includes 6 conditions, 3 of which that require the submission of details prior to commencement of development. All information is submitted with this application to allow a site start at the earliest possible date.

Condition 1 – The development shall start within 3 years of the approval date in line with Condition 1.

Condition 2 – The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Number(s):

Drawing Number	Name	Date Received
2087_YPUK_P001	SITE LOCATION PLAN	FEB 25
2087_YPUK_P002 P5	BLOCK PLAN	APR 25
2087_YPUK_P003(A)	EXISTING FIRST FLOOR PLAN	JAN 24
2087_YPUK_P003(B)	EXISTING FIRST FLOOR PLAN	JAN 25
2087_YPUK_P004(A)	EXISTING FRONT AND SIDE ELEVATION	JAN 25
2087_YPUK_P004(B)	EXISTING REAR AND SIDE ELEVATION	JAN 25
2087_YPUK_P005(A)	PROPOSED GROUND FLOOR PLAN	JAN 24
2087_YPUK_P005(B)	PROPOSED FIRST FLOOR PLAN	JAN 24

2087_YPUK_P005(C)	PROPOSED SECOND FLOOR PLAN	JAN 24
2087_YPUK_P006(A)	PROPOSED FRONT AND SIDE ELEVATION	JAN 25
2087_YPUK_P006(B)	PROPOSED REAR AND SIDE ELEVATION	JAN 25

Condition 3 – The materials to be used in the construction of the development, hereby permitted, shall be built in external materials to match the existing building as stated on the submitted application forms unless otherwise agreed in writing by the LPA.

Condition 4 – Prior to the first commencement a noise assessment shall be submitted too approved in writing by the LPA.

- Noise Assessment Report

Condition 5 – Prior to the first commencement a plan of cycle parking shall be submitted too approved in writing by the LPA. Please find enclosed the following documents in relation to these conditions:

- Cycle Parking Strategy Plan

Condition 6 – A Detailed Construction Management Statement for the site shall be submitted to and approved in writing by the LPA prior to the commencement of any work including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Pease find enclosed the following documents in relation to these conditions:

- Construction Management Statement
- Three annotated plans to be read alongside the Construction Method Statement.
 - 2087_YPUK_P008 – Construction Management Plan

We trust that this letter and the enclosures provide you with sufficient information to formally discharge all the pre-commencement conditions relating to planning permission 25/00255/FP. Should you have any concerns or require any additional information, please do not hesitate to contact us at your earliest convenience, on the contact details submitted with this application. Otherwise, I look forward to receiving confirmation that the application has been approved in due course.