

North Herts Council Planning Department
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

Ref: C26037/LH

Date: 24/08/2026

Dear Sir/Madam,

Site: 66 Park Lane, Knebworth, Hertfordshire, SG3 6PW

Application Type: Discharge of planning conditions with respect to 'Outline planning application for the erection of up to 9 dwellings (all matters reserved except means of access)'.

Introduction

This Covering Letter has been prepared by Phase 2 Planning and Development Ltd on behalf of Troy Homes Ltd, hereafter referred to as the Applicant, in support of an application to discharge planning conditions following the grant of planning permission ref: 23/02946/OP.

Condition Details

Outline planning permission was originally granted (on 18th June 2025) to construct up to 9 residential dwellings with all matters reserved, except for means of access, under ref: 23/02946/OP.

This was followed by the remaining reserved matters (appearance, landscaping, layout, scale and internal access) for the construction of 9 dwellings being approved under ref: 25/01658/RM (on 28th November 2025).

The description of the proposed development, pertaining to the outline planning permission, is as follows:

"Outline planning application for the erection of up to 9 dwellings (all matters reserved except means of access)"

The outline planning application Decision Notice includes 11 conditions. Those relevant to the submission of this Discharge of Condition application are as detailed below.



Condition No.	Condition Wording	Author	Document(s)
6	No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Management Statement shall include details of: - o Access arrangements to the site. - o Traffic management requirements, including construction routes, signing details, monitoring and enforcement measures. - o Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas and details of storage and removal of building waste). - o Siting and details of wheel washing facilities. - o Measures to minimise dust, noise, machinery and traffic noise during construction, which shall include, cleaning of site entrances, site tracks and the adjacent public highway. - o Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times. - o Provision of sufficient on-site parking prior to commencement of construction activities. - o Post construction restoration/reinstatement of the working areas and temporary access to the public highway. - o Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding	PRP Surveying	Construction Method Statement (ref: '83292-01 Rev A')

	which must be kept within the site boundary, pedestrian routes and remaining road width for vehicle movements - o Screening and hoarding details to protect neighbouring residents. - o end of day tidying procedures to ensure protection of the site outside the hours of construction including details relating to compliance with best practice set out in British Standard 5228 1997. - o end of day tidying procedures to ensure protection of the site outside the hours of construction including details relating to compliance with best practice set out in British Standard 5228 1997.		
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Conclusion

This application seeks the approval of condition 6 imposed under outline planning permission ref: 23/02946/OP.

The supporting documentation demonstrates that the proposed details are acceptable.

Should the Council require any further clarification or details, please contact this office.

Yours sincerely

Phase 2 Planning

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Principal Planner