



**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

81

Suffix

Property Name

Address Line 1

Whinbush Road

Address Line 2

Address Line 3

Hertfordshire

Town/city

Hitchin

Postcode

SG5 1PZ

Description of site location must be completed if postcode is not known:

Easting (x)

518850

Northing (y)

229659

Description

Applicant Details

Name/Company

Title

Mr

First name

Bimal

Surname

Barchha

Company Name

Address

Address line 1

19 York Road

Address line 2

Address line 3

Town/City

Northampton

County

Country

Postcode

NN1 5QG

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of three storey building comprising of 8 residential apartments (7 x 1-bed and 1 x 2-bed) with associated bike and bin area and parking following demolition of existing car workshop building.

81 Whinbush Road, Hitchin, Hertfordshire, SG5 1PZ

Reference number

24/01754/FP

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

01/11/2024

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

Condition number(s)

3, 4, 7, 8, 9, 10, 14, 15, 16, 17, 18

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

29/01/2025

Has the development been completed?

☐ 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

Condition 3 (previously condition 14)

External walls (main facing brick) – Traditional Brick and Stone Olde English Red Multi
External walls (feature brick to windows surrounds and building corners) – Ibstock Class B Red 65MM Perforated Engineering
Roof and cladding – Southern Sheeting Standing Seam Roofing in black
Windows (front elevation) – Linar slim uPVC in black
Doors (rear elevation) – Vufold bi-fold in black aluminum
Front door – Solidor Ancona Composite Contemporary in Anthracite Grey
Rainwater goods – black pvc
Eaves – Plastic Fascia Capping Board 9mm in black
Corners of projecting gables to front of building – Ibstock Class B Red 65MM Perforated Engineering feature brick to match quoin detail elsewhere on building

Condition 4 (previously condition 3)

Ecology report has been conducted and will be attached to this application. This answers the above and we will implement the recommendations of this report. Landscape plan to follow

Condition 7 (previously condition 7)

Front boundary

- 0.9 metres in height
- Main facing brick – Traditional Brick and Stone Olde English Red Multi
- Quoins - Ibstock Class B Red 65MM Perforated Engineering
- Coping - Eurodec Grey Coping Stone
- Pedestrian gate – anthracite metal no higher than adjacent piers
- Vehicular access – no gate proposed
- See drawing 22/2800/04 attached to this planning application

Rear, western and eastern boundaries

- Existing brick boundary walls to be retained and repaired/rebuilt where necessary to the same height and design as the existing walls using reclaimed bricks with matching pointing and mortar.

Condition 8

There will be no gate at the front of the building for Vehicle access. This was stipulated on the previous planning condition and accepted.

Condition 9 (previously condition 11)

This has been conducted by Seven Oaks consulting and all remedial works have been completed. Attached is the risk assessment and associated reports

Condition 10 (previously condition 12)

ATTACHED to The Application we have uploaded a CMS Plan with the above information

Condition 14 (previously condition 17)

Revised Noise Assessment Report has been completed and attached to this application with supporting documents

Condition 15 (previously condition 18)

See attached drawing 09 Client rev B A1 2745-Mechanical & Electrical

Also a single light is also agreed to the first and second floor rear balconies as follows - 2.2m above floor level, downlight light Konstsmide Trieste Outdoor IP44 Mast GU10 Wall Light in Anthracite.

Condition 16 (previously condition 19) - Archaeology report attached to this submission.

Condition 17 (previously condition 20) - New drainage design has been done and we will have to use the foul drainage on the main road.

See attached report

Condition 18 - We have commissioned M D Randall BSc(Eng) CEng MCIBSE MIOA from RandTech Consulting Ltd to do this. We are waiting for the results and will send once we have these

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

Bimal Barchha

Date

23/11/2025