

23 April 2026

Our ref: TA/AM/FEN3891 226180 001 23 04 26



Mr Peter Bull
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North Hertfordshire Council

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Dear Peter

RE: DISCHARGE OF CONDITION 4 OF PLANNING PERMISSION 24/01604/FP AND CONDITION 3 OF LISTED BUILDING CONSENT 24/01605/LBC – PROPOSED DEVELOPMENT PHASING PLAN, FOR TEMPLE DINSLEY, PRESTON, HERTFORDSHIRE

This letter accompanies an application seeking approval of details reserved by condition 4 of planning permission 24/01604/FP (granted 17th July 2025) and Condition 3 of listed building consent reference 24/01605/LBC (granted 4th March 2025). This application is submitted by Sworders on behalf of Mr Duncan Vercoe of the Fenway Group and Mr Russell Prince of The Door PHC Ltd.

Condition 4 of permission 24/01604/FP requires as follows:

No development / works shall commence (except for the demolition of the Sports Hall and link to the Teaching Block as identified on the submitted drawings and detailed in the Method Statement Sports Hall Abutment Demolition by Kay Pilsbury Thomas Architects received 20 December 2024) until a phasing plan has been submitted to and approved in writing by the Local planning authority. The phasing plan shall set out the phasing of all building operations (including demolition works) and landscaping works together with the delivery of permissive footpaths. Thereafter, the development shall be carried out in accordance with the approved phasing plan unless otherwise agreed in writing by the local planning authority.

Reason: to ensure a satisfactory standard of development and to ensure the protection and enhancement of heritage and natural assets within the site.

Similarly, condition 3 of 24/01605/LBC requires as follows:

No development / works shall commence (except for the demolition of the Sports Hall and link to the main building as identified on the submitted drawings and detailed in the supplementary heritage statement) until a phasing plan has been submitted to and approved in writing by the Local Planning



Authority. The phasing plan shall set out the phasing of all building operations and landscaping works. Thereafter, the development shall be carried out in accordance with the approved phasing plan unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy HE1 of the North Hertfordshire Local Plan.

To assist with the determination of the application, this application is supported by the following documents:

- Proposed Site Phasing Plan (SCABAL) - 641-KS-03-XX-DR-A-10002-SK
- Proposed 'Temple Dinsley Condition 4 Final' (Excell Gantt Chart)

The phasing plan is provided in the form of a Gantt Chart, with a corresponding Site Plan. The site plan includes all of the various elements of the approved development, which are numbered. The Gantt Chart then lists all of the workstreams/ mini projects of the development, grouping the numbered elements from the site plan.

The phasing plan seeks to incorporate the requirements of all of the various Conditions on the full planning permission and the Listed building consent, in terms of where conditions tie the delivery of various elements to each other and the timing of these.

Following some initial feedback from the Council's Planning officer, a further element has been added to the site plan and the Phasing Plan. Number 21a has been added to the plan, showing that a footpath will be provided leading from the 'Village Gate' (24 on the plan) to the front and to the back of the main building. This will ensure that the first residents on site will have immediate pedestrian access to the village centre.

It should also be acknowledged at this stage that the lease agreement allowing Preston Cricket Club to take control of the land proposed for the new Cricket Pitch and associated Pavilion (22 and 38 on the plan), is due to be completed imminently. In addition, the lease agreement for Preston Parish Council to take control of the community Tennis Courts (29 on the plan) is also due to be completed. It is the responsibility of the applicant to refurbish and relay the tennis courts before these are handed over to the Parish Council. The phasing plan shows that this will take place in spring 2027, prior to the first occupation on site and will be available to the local community by summer 2027.

However, the necessary works to form the cricket pitch/ wicket and the construction of the cricket pavilion will be the responsibility of Preston Cricket Club and whilst the Section 106 legal agreement requires the applicants/ developers of the site to provide funding towards these works, the provision of this element is out of the control of the applicants. Therefore, this aspect has been removed from the Phasing Plan.



We trust that the submitted documents include sufficient information to allow the Council to agree and discharge Conditions 4 (24/01604/FP) and Conditions 3 (24/01605/LBC).

We look forward to receiving confirmation of the Council's decision in due course.

Yours sincerely,



Tom Allington BSc(Hons) MSc DIP, MRTPI
Director

