

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:

Boyer Planning
120 Bermondsey Street
London
SE1 3TX

Applicant:

Barrat David Wilson Homes (North
Thames)

PARTICULARS OF DEVELOPMENT

Application: 25/03084/RM

Proposal: Reserved matters application for approval of layout, scale and appearance of buildings and landscaping pursuant of outline permission 21/00504/OP granted 03.04.2025 for residential development comprising of up to 120 dwellings with vehicular access via Flint Road

Location: Land To The East Of Talbot Way And Kristiansand Way And Flint Road Allotments , Flint Road, Letchworth Garden City, Hertfordshire, SG6 1TY

Plan Nos: BAR-LGC-001_HTA-A_DR_0001_Site Location Plan_A4_1-2500_Rev- BAR-LGC-001_HTA-A_DR_0010_Existing Site Plan_A0_1-500_Rev- BAR-LGC-001_HTA-A_DR_0100_Proposed Site Layout-A0_1-500_Rev-I BAR-LGC-001_HTA-A_DR_0102_Illustrative Masterplan_A0_1-500_Rev-D BAR-LGC-001_HTA-A_DR_0103_Parameter Plan with Proposal_A0_1-500_Rev-C BAR-LGC-001_HTA-A_DR_0104_Sales Arena_A3_1-200_Rev-B BAR-LGC-001_HTA-A_DR_0121_Refuse Strategy-A0_1-500_Rev-F BAR-LGC-001_HTA-A_DR_0122_Tenure Distribution-A0_1-500_Rev-F BAR-LGC-001_HTA-A_DR_0123_Boundary Materials-A0_1-500_Rev-E BAR-LGC-001_HTA-A_DR_0124_Wall and Roof Materials-A0_1-500_Rev-F BAR-LGC-001_HTA-A_DR_0125_Proposed Levels Strategy-A0_1-500_Rev-A BAR-LGC-001_HTA-A_DR_0150_Enclosure Details_A3_1-50_Rev- BAR-LGC-001_HTA-

A_DR_0160_Single_Garage_A3_1-100_Rev-A BAR-LGC-001_HTA-A_DR_0161_Double_Garage_A3_1-100_Rev-A
 BAR-LGC-001_HTA-A_DR_0162_Shared_Garage_A3_100_Rev-A BAR-LGC-001_HTA-A_DR_0165_Cycle_Store_A3_1-100_Rev-- BAR-LGC-001_HTA-A_DR_0166_Refuse_Store_A3_1-100_Rev-A BAR-LGC-001_HTA-A_DR_0167_Substation_A3_1-100_Rev-A
 BAR-LGC-001_HTA-A_DR_0300_Street_Elevations_1_A0_1-200_Rev-C BAR-LGC-001_HTA-A_DR_0300_Street_Elevations_2_A0_1-200_Rev-C BAR-LGC-001_HTA-A_DR_0300_Street_Elevations_3_A0_1-200_Rev-C 2502330-ACE-XX-00-DR-C-0101G Levels Strategy 2502330-ACE-XX-00-DR-C-0151F Drainage Strategy 0003G-Highway Layout 0004G - Refuse Vehicle Swept Path Analysis 0005G - Fire Tender Swept Path Analysis 0006E -Proposed Site Access 0011 - Fire Tender Swept Path Analysis on Rural Edge BAR-LGC-001_HTA-A_SK-260616-001 - Max Fire Hose Length Distance Arboricultural Method Statement Revision D (May 2026) Arboricultural Implications Assessment Revision C (May 2026) 2502330-ACE-XX-XX-RP-C-0301 Drainage Tech Note - with appendices Rev C 2502330-ACE-XX-00-RP-C-0101B Talbot Way, Letchworth - Transport Technical Note (Rev C) BAR-LGC-001_HTA-A_DR_0120_Car_and_Cycle_Parking_Strategy-A0_1-500_Rev-F BAR-LGC-001_HTA-A_DR-2100_Rainham_Gateway_Elevations-1-50_A1_Rev-B BAR-LGC-001_HTA-A_DR-2101_Rainham_Avenue_Elevations-1-50_A1_Rev-C BAR-LGC-001_HTA-A_DR-2105_Skomer_Gateway_Elevations-1-50_A1_Rev-C BAR-LGC-001_HTA-A_DR-2106_Skomer_Gateway_Var_Elevations-1-50_A1_Rev-D BAR-LGC-001_HTA-A_DR-2110_Whitlingham_Gateway_Elevations-1-50_A1_Rev-C BAR-LGC-001_HTA-A_DR-2115_Blackwater_Woodland_Elevations-1-50_A1_Rev-C BAR-LGC-001_HTA-A_DR-2120_Beckingham_Elevations-1-50_A1_Rev-D BAR-LGC-001_HTA-A_DR-2125_Conwy_Woodland_Elevations-1-50_A1_Rev-C BAR-LGC-001_HTA-A_DR-2130_Fairburn_Woodland_Elevations-1-50_A1_Rev-B BAR-LGC-001_HTA-A_DR-2145_YH50_Terrace_Elevations-1-50_A1_Rev-D BAR-LGC-001_HTA-A_DR-2146_YH50_Semi_Detached_Elevations-1-50_A1_Rev-E BAR-LGC-001_HTA-A_DR-2150_YH52_Eaves_Fronted_Elevations-1-50_A1_Rev-E BAR-LGC-001_HTA-A_DR-2151_YH52_Attached_to_YH55_Elevations-1-50-_A1_Rev-D BAR-LGC-001_HTA-A_DR-2152_YH52_Gable_Fronted_Elevations-1-50_A1_Rev-- BAR-LGC-001_HTA-A_DR-2155_YH54_Elevations-1-50-_A1_Rev-E BAR-LGC-001_HTA-A_DR-2160_YH55_End_Avenue_Elevations-1-50_A1_Rev-B BAR-LGC-001_HTA-A_DR-2165_Blackthorn_Allotment_Elevations-1-50_A1_Rev-C BAR-LGC-001_HTA-A_DR-2170_Cottage_Flats_Elevations-1-50_A1_Rev-B BAR-LGC-001_HTA-A_DR-

2175_Watford_Semi_Elevations-1-50_A1_Rev-D BAR-LGC-001_HTA-A_DR-2176_Watford_Terrace_Elevations-1-50_A1_Rev-D BAR-LGC-001_HTA-A_DR-2180_Stanford_Semi-detached_End_Allotment_Elevations-1-50_A1_Rev-B BAR-LGC-001_HTA-A_DR-2181_Stanford_Detached_Woodland_Elevations-1-50_A1_Rev-B BAR-LGC-001_HTA-A_DR-2185_Kelham_Woodland_Elevations-1-50_A1_Rev- BAR-LGC-001_HTA-A_DR-2000_Rainham_Plans-1-50_A1_Rev-C BAR-LGC-001_HTA-A_DR-2005_Skomer_Plans-1-50_A1_Rev-A BAR-LGC-001_HTA-A_DR-2010_Whitlingham_Plans-1-50_A1_Rev-B BAR-LGC-001_HTA-A_DR-2015_Blackwater_Plans-1-50_A1_Rev-B BAR-LGC-001_HTA-A_DR-2020_Beckingham_Plans-1-50_A1_Rev-C BAR-LGC-001_HTA-A_DR-2025_Conwy_Plans-1-50_A1_Rev-B BAR-LGC-001_HTA-A_DR-2030_Fairburn_Plans-1-50_A1_Rev-A BAR-LGC-001_HTA-A_DR-2045_YH50_Plans-1-50_A1_Rev-C BAR-LGC-001_HTA-A_DR-2050_YH52_Plans-1-50_A1_Rev-C BAR-LGC-001_HTA-A_DR-2055_YH54_Plans-1-50_A1_Rev-C BAR-LGC-001_HTA-A_DR-2060_YH55_Plans-1-50_A1_Rev-- BAR-LGC-001_HTA-A_DR-2065_Blackthorn_Plans-1-50_A1_Rev-C BAR-LGC-001_HTA-A_DR-2070_Cottage Flats_Plans-1-50_A1_Rev-B BAR-LGC-001_HTA-A_DR-2075_Watford_Plans-1-50_A1_Rev-C BAR-LGC-001_HTA-A_DR-2080_Stanford_Plans-1-50_A1_Rev-B BAR-LGC-001_HTA-A_DR-2081_Stanford_Detached_Plans-1-50_A1_Rev-B BAR-LGC-001_HTA-A_DR-2085_Kelham_Plans-1-50_A1_Rev-- BAR-LGC-001_HTA-A_DR-2200_Apartment Block Private_Plans_A1_1-100_Rev-B BAR-LGC-001_HTA-A_DR-2201_Apartment Block Affordable_Plans_A1_1-100_Rev-D BAR-LGC-001_HTA-A_DR-2202_Apartment Block Affordable_Main Door Entry_Plans_A1_1-100_Rev-A BAR-LGC-001_HTA-A_DR-2203_Apartment Block Private_Elevations_A1_1-100_Rev-C BAR-LGC-001_HTA-A_DR-2204_Apartment Block Affordable_Block 1_Elevations-_A1_1-100_Rev-C BAR-LGC-001_HTA-A_DR-2205_Apartment Block Affordable_Block 2_Elevations-_A1_1-100_Rev- BAR-LGC-001_HTA-A_SC_Accommodation Schedule_260506_Rev-O P25-0636_EN_0002_S1_B Detailed Public Open Space Landscape Proposals P25-0636_EN_0002_S2_B Detailed Public Open Space Landscape Proposals P25-0636_EN_0004_B Detailed Hard Landscape Proposals 2P25-0636_EN_0003_S1_B Detailed Soft On-Plot Landscape Proposals P25-0636_EN_0002_S3_B Detailed Public Open Space Landscape Proposals P25-0636_EN_0003_S2_B Detailed Soft On-Plot Landscape Proposals P25-0636_EN_0003_S3_B Detailed Soft On-Plot Landscape Proposals P25-0636_EN_0003_S4_B Detailed Soft On-Plot Landscape Proposals P25-0636_EN_0005_D Landscape Masterplan P25-0636_EN_0006_S1_B Play Space And

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GIVE APPROVAL** to the details submitted by you in your application received on 18 December 2025 and which were reserved for later approval in outline permission no.21/00504/OP.

This approval is subject to the following condition(s):

Planning Conditions

1. The development hereby permitted shall be carried out in accordance with the details specified in the application and supporting approved documents and plans listed above.
Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.
2. Within 6 months of the commencement of the development, full details of the play focal feature to the Gateway Green shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the focal feature shall be implemented in accordance with the approved details as part of the wider landscaping details approved as part of this application.
Reason: to ensure a satisfactory play opportunities on the site in the interests of public amenity.
3. Within 2 months of the commencement of development, full details of an entrance feature either adjacent to and /or including the approved substation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the focal feature shall be implemented in accordance with the approved details as part of the wider landscaping details approved as part of this application.
Reason: to ensure a satisfactory entrance to the site of the site in the interests of public and visual amenity.
4. Approved elevation dwellings which do not include a fourth (side) elevation detailing shall be mirrored to match the side elevation provided.
Reason: For the avoidance of doubt and to ensure a satisfactory appearance to the development.
5. Prior to the first occupation of the development hereby permitted, the site's vehicular access shall be provided and subsequently retained as shown on the approved plan (Ref: 2502330-ACE-XX-00-DR-C-0006 Rev E), and constructed in accordance with the highway specification under a Section 278 Agreement. Arrangements shall be made to ensure that surface water drainage is intercepted and discharged separately so that it does not flow onto or from the public highway.

Reason: To ensure a satisfactory means of access to the site and to prevent surface water or extraneous material from discharging onto the highway, in accordance with Policy 5 of Hertfordshire's Local Transport Plan (2018).

6. Prior to the first occupation of the development hereby permitted, all onsite car and cycle parking spaces, internal roads, and turning areas shall be laid out, demarcated, levelled, surfaced, and drained in accordance with the approved plans (Ref: HTA-A_DR_0100 Rev D) and thereafter retained for their intended purpose.

Reason: To ensure the construction of a satisfactory development and to maintain highway safety, in accordance with Policy 5 of Hertfordshire's Local Transport Plan (2018).

Informative/s:

1. AN) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
2. AN) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
3. AN) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.
4. AN) New or amended vehicle crossover access (section 184): Where works are required within the public highway to facilitate a new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is

authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx>
or by telephoning 0300 1234047

5. AN) Works within the highway (section 278): The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>
or by telephoning 0300 1234047.
6. AN) Roads to remain private: The applicant is advised that all new roads* / the access routes marked on the submitted plans * / the access routes [describe*] [*delete as appropriate] associated with this development will remain unadopted (and shall not be maintained at public expense by the highway authority). At the entrance of the new estate the road name plate should indicate that it is a private road and the developer should put in place permanent arrangements for long-term maintenance.
7. AN) Construction Management Plan (CMP): The purpose of the CMP is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development. The CMP would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

8. AN) Common Land: The [INSERT, e.g. existing / proposed access, vehicle crossover*] crosses land which forms part of registered common land [INSERT reference*]. The applicant shall be responsible for obtaining any necessary consents that may be required in accordance with the provisions of The Commons Act 2006 (or as subsequently amended). Further guidance can be obtained on the Government website at <https://www.gov.uk/common-land-village-greens> N.B. The applicant may need to consult with and obtain permission from other interested parties and there is guidance on the Government website at <https://www.gov.uk/guidance/carrying-out-works-on-common-land> and on the County Council's website at: <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/countryside-access/common-land-and-town-and-village-applications/common-land-and-town-and-village-green-applications.aspx>

Signed:



Shaun Greaves
Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 26 June 2026

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission.
- 3 The fee is £309 per request or £89 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the dwellinghouse. No fee is required for applications resulting from a condition removing "permitted development rights".

The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available

on the Council's website:

www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application

- 4 If the development hereby permitted is one that will require a new postal address/es then please contact the Council's **street naming and numbering service** on 01462 474431 or email SNN@north-herts.gov.uk who will advise you on how to apply for the new address/es.

Any proposed sales and/or marketing name to be adopted by the developer should be forwarded to the **street naming and numbering service**, prior to any publication of the site details and sales information.

- 5 If you are aggrieved by the decision of your local planning authority (LPA) to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

However, if an enforcement notice has been served for the same or very similar development the time limit is 28 days from the date of the LPA decision or 28 days from the date the enforcement notice was served.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6 **Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to

develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- 7 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.

8 **Cadent Gas Informative:**

Cadent Gas own and operate the gas infrastructure within the area of your development. Contact our Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com Alternatively you can register on www.beforeyoudig.cadentgas.com This service is free of charge.

THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

Consent for these works may be required from the Letchworth Garden City Heritage Foundation (www.leitchworth.com/heritage-foundation) under the Scheme of Management or leasehold covenants. If you do not already have their approval, you are advised to contact the Heritage Foundation on home@leitchworth.com or 01462 476017 to confirm whether you also need to submit an application to them.

