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



Date: 25th June 2024

Your Ref:

Our Ref: 151

Dear Sirs,

The Town and Country Planning Act 1990 (as Amended)

9 – 10 High Street, Hitchin, SG5 1BH

An application has been submitted via the Planning Portal (reference PP-13187295) on behalf of the applicant Bellborough Ltd for the proposed redevelopment of 9 – 10 High Street, Hitchin, SG5 1BH. The application proposes the demolition and development of the existing building to continue the retail use fronting the High Street (Class E) and the creation of 44 residential units above and to the rear of the property fronting Paynes Park. This follows pre-application advice received from the Council in 2022 and a public consultation event held in April 2024.

The formal description of development for the application is as follows:

“Demolition and redevelopment to provide 44 residential apartments, including 325 sqms of Class E space at ground floor level fronting the High Street, landscaping, amenity and associated parking”

Supporting Documents and Plan

The application is submitted and accompanied by full plans and a range of technical reports and assessments that address the necessary requirements for approval of the scheme, as set out in Table 1 below and the drawings listed on the Drawing Schedule attached at **Appendix 1**.

Table 1: List of Supporting Documentation

Document Title	Author
Application Form, Notices and Ownership Certificates	PowerHaus Consultancy
Site Location Plan	TiggColl Architects
Design and Access Statement	TiggColl Architects
Existing and Proposed Drawings	TiggColl Architects
Planning Statement	PowerHaus Consultancy
Heritage Statement	PowerHaus Consultancy
Statement of Community Statement	PowerHaus Consultancy
Transport Statement and Waste Management Plan	Transport Planning Associates
Travel Plan	Transport Planning Associates
Surface Water and SuDs Statement	Price & Myers
Energy Statement	Integration

Overheating Strategy Report	Integration
Preliminary Ecological Appraisal and Biodiversity Net Gain	Ecology Partnership
Archaeology Report	Orion Heritage Ltd
Ground Conditions and Contamination Report	Geotechnical & Environmental Associates Ltd
Fire Strategy and Statement	Trigon
Noise Assessment	KP Acoustics
Air Quality Assessment	Redmore Environmental
Daylight Sunlight Report	Right of Light Consulting
Sustainability Statement	T16 Design
Financial Viability Assessment	Montagu Evans

Some documents are too large to load and submit via the Planning Portal and any documents not submitted this way are included on the attached USB stick.

The application fee has been paid via the Planning Portal. We welcome early registration of the application. Should you have any queries, please contact either Mary Power (07496 611110 or mp@powerhausconsultancy.co.uk) or Mia Tyson (mia@powerhausconsultancy.co.uk).

Yours faithfully,

PowerHaus Consultancy

PowerHaus Consultancy

Appendices:

APPENDIX 1 – DRAWING SCHEDULE

We enclose copies of the drawings listed below:

V4_08.04.22

We enclose copies of the drawings listed below:

Job No.	Project	Drg. Set		Date of Issue															
270	Hitchin High Street	100 Series (1of2)		25.06.24															
Drg. No.	Drawing Title	Scale	Size	Issue / Revision No.															
	PROPOSED PLANS																		
100	Proposed First Floor Plan	1:200	A1	P															
101	Proposed First Floor Plan	1:200	A1	P															
102	Proposed Second Plan	1:200	A1	P															
103	Proposed Third Floor Plan	1:200	A1	P															
104	Plan	1:200	A1	P															
105	Proposed Roof Plan																		
	PROPOSED PLANS (DETAILED)																		
110	Proposed Ground Floor Plan (Block 1-2)	1:100	A1	P															
111	Proposed Ground Floor Plan (Block 3-4)	1:100	A1	P															
112	Proposed First Floor Plan (Block 1-2)	1:100	A1	P															
113	Proposed First Floor Plan (Block 3-4)	1:100	A1	P															
114	Proposed Second Floor Plan (Block 1-2)	1:100	A1	P															
115	Proposed Second Floor Plan (Block 3-4)	1:100	A1	P															
116	Proposed Third Floor Plan (Block 2-3)	1:100	A1	P															
119	M4(3) Ground Floor Unit Layouts	1:50	A1	P															
120	M4(3) Upper Floor Unit Layouts	1:50	A1	P															

We enclose copies of the drawings listed below:

V4_08.04.22