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Our Ref : 25/02832/NMA
Contact : Peter Bull
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Date: 26 March 2026

FAO: Jack Millar

Dear Sir / Madam,

Amendment to wording of conditions 3, 7, 8, 9 24, 25, 26, 29, 36 and 38 (as Non-Material Amendment to outline application 17/01955/1 granted 11.03.2024)
Ickleford Mill, Arlesey Road, Ickleford, Hitchin, Hertfordshire, SG5 3UN

Please quote the following reference: 25/02832/NMA on all correspondence.

I refer to your application to make a non-material amendment for the above development. I can confirm on behalf of the North Hertfordshire District Council that the following amendments to the wording of conditions 3, 7, 8, 9 24, 25, 26, 29, 36 and 38 are considered to be minor and can be treated as a non-material amendment to planning permission reference number 17/01955/1. The approved amended wording is as follows -

3. Before the development hereby permitted is commenced (other than demolition phase works), approval of the details of the siting, design and external appearance of the development, layout and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority.

7. Before the commencement of any works on the site (including demolition works), a plan illustrating the location of retained trees and hedges and associated temporary protective fencing shall be submitted to the local planning authority. The temporary fencing shall be either temporary chestnut paling or chain link fencing of a minimum height of 1.2 metres on a scaffolding framework, located at the appropriate minimum distance from the tree trunk in accordance with Section 4.6 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations, unless in any particular case the Local Planning Authority agrees to dispense with this requirement. The fencing shall be maintained intact for the duration of demolition and site clearance, pre-construction and enabling works and construction works. No building materials shall be stacked or mixed within 10 metres of the tree. No fires shall be lit where flames could extend to within 5 metres of the foliage, and no notices shall be attached to trees.

8. (a) No pre-construction, demolition or enabling works shall take place until full details of a demolition dust management plan (to include measures to minimise dust impacts) during the demolition phase of the development (Phase 1) hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of

development. The demolition works shall thereafter be carried out in accordance with the approved demolition dust management plan unless otherwise agreed in writing by the Local Planning Authority.

(b) No pre- construction enabling or construction works shall take place (other than those associated with demolition phase) until full details of a dust management plan (to include measures to minimise dust impacts) during the construction phase of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development (other than demolition works). The construction works shall thereafter be carried out in accordance with the approved dust management plan unless otherwise agreed in writing by the Local Planning Authority.

9. Prior to the commencement of any single phase of development (The demolition of the buildings being Phase 1 and construction being Phase 2), a Demolition and/or Construction Management Plan/Method Statement for the relevant phase shall be submitted to and approved in writing by the local planning authority in consultation with the Highway Authority and Environmental Health Unit (Noise). Thereafter the demolition and construction of the development within each phase shall only be carried out in accordance with the approved Plan/Statement. The Construction Management Plan/Method statement shall address the following matters where relevant: (i) Details of a demolition and/or construction phasing programme (including any pre-construction or enabling works); (ii) Hours of construction operations including times of deliveries and removal of waste; (iii) Site set up and general arrangements for storing plant including cranes, materials, machinery and equipment, temporary offices and other facilities, construction vehicle parking and loading/unloading and vehicle turning areas; (iv) Access and protection arrangements around the site for pedestrians, cyclists and other customers; (v) Details of provisions for temporary car parking during construction; (vi) The location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures; (vii) Screening and hoarding details (viii) End of day tidying procedures; (vi) Construction and storage compounds (including areas designated for car parking); (vii) Siting and details of wheel washing facilities; (viii) Cleaning of site entrances, site access roads and the adjacent public highway and: (xii) Disposal of surplus materials.

24. (a) No demolition work shall commence until details of temporary fencing (Heras or similar) to protect the walls forming the boundaries of the site immediately south and east of East Lodge. has been submitted to and approved in writing by the local planning authority. The temporary fencing shall be installed prior to demolition and retained until all construction work is complete.

(b) No development (other than demolition works) shall take place/commence until wall repair details, where necessary, in relation to the repair of the existing brick walls, piers and coping stones have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the wall shall be retained and repaired as agreed in accordance with the approved details.

25. (a) Prior to the demolition of the old Mill Building on the site as identified on plate 7 (item 12) of the originally submitted Heritage Statement by Prospect Archaeology, a Historic Building Recording Survey shall be undertaken and submitted to and approved in writing by the local planning authority.

(b) No development (other than demolition phase works up to but not including the removal of any existing hardstanding aprons) shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

1. The programme and methodology of site investigation and recording

2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

26. The development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition 25.

29. (a) No development approved by this permission shall be commenced (other than demolition works up to but not including existing hardstanding aprons) until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:

- (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;
- (ii) The results from the application of an appropriate risk assessment methodology

(b) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (a), above; has been submitted to and approved by the Local Planning Authority.

(c) This site shall not be occupied, or brought into use, until:

- (i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (b) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme. (ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.

(d) Any contamination, other than that reported by virtue of condition (b), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

36. Within two months prior to commencement of the development (including clearance work), a mammal walk-over survey of the site and 30m of adjacent land (access permitting) shall be carried out by a suitably qualified and experienced ecologist to check for the presence of further active badger setts, otter holts and water vole holes / feedings stations and if protected mammals will be impacted by the development proposals, appropriate mitigation to safeguard them must be submitted to the Local Planning Authority for approval. A licence may be required from Natural England to proceed lawfully. In the absence of the requirement for a licence any recommended non licensable mitigation should be carried out in full.

38. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development (other than demolition works). The content of the LEMP shall deliver a net gain in habitat units from a combination of on and offsite measures to achieve a measurable net gain to biodiversity and include the following:

- a) Description and evaluation of features to be managed.

- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate creation and management options for achieving the required number of ecological units as detailed in approved metric (including species mixes).
- e) Prescriptions for management actions which must correspond with and directly reference the habitat and condition scores in the approved metric.
- f) Preparation of a 5 year work schedule (including an annual work plan) capable of being rolled forward in perpetuity i.e. 30 years, with habitats clearly marked on plans.
- g) Ongoing monitoring and reporting schedule, with assessment and triggers for remedial measures.
- h) Required actions should habitat areas fail to reach stated condition in the approved metric.
- i) Details of the body or organisation responsible for implementation of the plan.
- j) Details of integrated bird and bat boxes, make, model and location.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Please keep a copy of this letter with the original planning permission.

Yours faithfully



Shaun Greaves
Development and Conservation Manager

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