



**North  
Herts**  
Council

**Correspondence address:**

PO Box 10613, Nottingham, NG6 6DW

**Telephone:** 01462 474000

**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

A

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)

229640

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

Change of use of land to residential. Alterations to existing roof and rear roof extension to facilitate loft conversion. Part two storey and part single storey rear extension following demolition of existing attached rear office building. Alterations to fenestration and external render (as amended by drawing 24/02800/03B received 23/10/2024).

Reference number

24/01761/FP

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

24/10/2024

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

Condition number(s)

Condition 4 and Condition 5

Has the development already started?

☒ Yes

☐ No

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

26/01/2024

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 4

No development shall take place until a scheme for protecting the proposed dwellings from noise from road traffic and nearby commercial processes/premises has been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until such a scheme has been implemented in accordance with the approved details, and shown to be effective, and it shall be retained in accordance with those details thereafter.

Reason: In the interests of residential amenity and to comply with Policy D3 of the Local Plan.

See our comments in Below

We commissioned M D Randall BSc(Eng) CEng MCIBSE MIOA from RandTech Consulting Ltd to do this. See attached report

We will be installing a mechanical ventilation systems

See attached noise report and also a brochure for the mechanical ventilation we will be installing

## Condition 5

Prior to the occupation of the development hereby permitted a landscape and ecological management scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include waht new soft and hard landscaping features are to be used and include a range of wildlife improvement measures including bird boxes to deliver biodiversity net gain. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure a satisfactory appearance to the completed development and to ensure biodiversity net gain is delivered in accordance with Policy NE4 of the Local Plan.

See our comments in Below

We commissioned Garden design and Care centre to do a landscape plan for us. Attached is the plan we will be implementing for the house

# 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

14/01/2026