

Our Ref: JM/KN0115/21

22 August 2024

North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Hertfordshire
SG6 3JF

via the Planning Portal

Dear Sir/Madam,

Discharge of Condition Application

The Anchor, 84 Cambridge Road, Hitchin, Hertfordshire, SG4 0JH

Planning Portal Reference: PP-13355188

We are instructed by our client, Greene King Commercial Investments Limited, to submit a discharge of condition application relating to planning permission 23/01947/FP.

Planning permission 23/01947/FP was granted by the Council in March 2024, and allows the following development at the above site:

“Erection of new convenience retail unit (Class E); alterations to means of access and reorganisation and extension of car park, including the change of use of land from residential gardens and the installation of EV charging points; demolition of outbuildings to pub and external alterations including the erection of garden pergola and structures, new patio and external lighting and installation of new cold store and covered walkway to back of house and replacement of part of kitchen extraction system.”

The permission was granted subject to a number of planning conditions. This application seeks to discharge condition **4**.

It is requested that this letter be read in support of the application.

Condition 4

Condition 4 states:

“Prior to the first occupation of the retail unit, details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning



Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- 1. A timetable for its implementation.*
- 2. Details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.*
- 3. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.”*

The following information is submitted to discharge condition 4:

- SuDS Maintenance and Management Schedule prepared by Glanville;
- External Works Layout (Dwg no. 8240287 – 1001 rev. T2);
- Drainage Layout (Dwg no. 8240287 – 1201 rev. T2);
- Drainage Construction Details – Sheet 1 (Dwg no. 8240287 – 1401 rev. T1); and
- Drainage Construction Details – Sheet 2 (Dwg no. 8240287 – 1402 rev. T1).

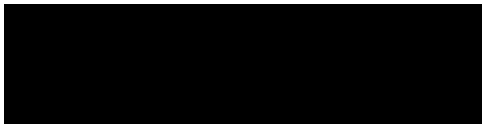
The submitted drawings have also been submitted as part of a separation application to discharge condition 3 (LPA reference: 24/01695/DOC).

Conclusion

We trust that the submitted information is sufficient to enable the discharge of condition 4.

If you have any queries regarding the submission or require any additional information, please do not hesitate to contact us.

Yours faithfully,



Jake McLeod MTCP MRTPI
Principal Consultant
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