



24th February 2026
Our Ref: 24.5075

120 Bermondsey Street
London
SE1 3TX

T 0203 268 2018

North Herts Council
Council Offices
Gernon Rd
Letchworth Garden City
SG6 3JF

Dear Peter,

Re: Approval of details pursuant to Condition 16 (Rural Edge Design Code) and Condition 21 (Provision of Fire Hydrants) of planning application ref: 21/00504/OP at Land to the East of Talbot Way and Kristiansand Way and Flint Road Allotments, Flint Road, Letchworth Garden City, Hertfordshire, SG6 1TY

On behalf of our clients, BDW North Thames, we hereby submit details pursuant to the full discharge of condition 16 and 21 of the above outline planning permission 21/00504/OP.

Condition 16

Condition 16 reads:

"Prior to or concurrent with the submission of any reserved matters application a Design Code for the rural edge lane and adjacent block design as indicated on Figure 35 shall be submitted to and approved in writing by the Local Planning authority to build upon the submitted Masterplan Framework. The Design Code shall include details of the following Cross sections and long sections for:

Building line

Building typologies and heights

Setbacks and gardens Spaces between buildings

Building alignment

Architectural principles and materials palette

Boundary treatments

Parking typologies and design

Parcel edge landscaping

Sustainable urban drainage details

Carriageway and shared surfacing treatment/design



Details of intersections with secondary streets

Location and species of plot and street tree planting/landscaping

Peripheral edge planting

New woodland planting

Lighting design

Reason: To ensure good quality design in accordance with Policies SP9 and D1 of the North Hertfordshire Local Plan 2011-2031 and in accordance with the Section 12 of the National Planning Policy Framework."

To support the full discharge of condition 16 a Rural Edge Design Code has been prepared by HTA Design LLP and is submitted alongside this application.

Condition 21

Condition 21 reads:

"No development shall take place above ground level until details of a scheme for the provision of fire hydrants has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained thereafter. The provision and installation of fire hydrants shall be at no cost to the County Council or Fire and Rescue Service.

Reason: To ensure all proposed dwelling shave adequate water supplies in the event of an emergency."

To support the full discharge of condition 21 a plan showing the location of fire hydrants has been prepared by BDW North Thames and is submitted alongside this application

I trust you have everything you need to discharge these conditions in full. However please do not hesitate to contact me if you have any queries or if there is anything further you need

Yours sincerely

Jordan Davies

Planner

Tel:

Email:



Boyer