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David Barney And Co

Our Ref : 25/02923/CDA

FAO: Lauren Jarmain-Chew

Contact : Melissa Tyler
Direct Line : 01462 474245
Email : melissa.tyler@north-herts.gov.uk
Date : 04th Decemeber 2025

Dear Sir / Madam,

Conditional Details Approved : Confirmation that all conditions have been complied with in relation to planning permission ref 19/01106/FP granted 06.02.2023
46 Ansell Grange, Ickleford, Hitchin, Hertfordshire, SG5 3FX

Your application is seeking confirmation that all conditions have been complied with in relation to planning permission ref 19/01106/FP granted 06.02.2023. Please find attached below our records of the Conditions applications we have received. It shows the conditions that have been approved, withdrawn and pending decision.

The Council's approach to requests confirming that planning conditions have been complied with is that it advises that it is the responsibility of the developer of the site to ensure compliance with all planning conditions in implementing the planning permission in accordance with the approved details. North Herts Council, as the Local Planning Authority, does not implement planning permissions nor does it monitor every development within the district to ensure that developments have been implemented strictly in accordance with the approved details. As such we are unable to verify that the conditions referred to in your letter have been complied with – as advised, that would have been the responsibility of the original developer.

If you wish to check if the development is lawful and has been implemented in accordance with the conditions, then you would need to submit an application for a Lawful Development Certificate. As part of the application, you would need to submit all the relevant evidence for the Local Planning Authority to assess this, as the onus is on the developer to ensure that they have complied with the conditions. I trust the above information is sufficient for your purposes.

Condition Application received:

23/01798/DOC Details reserved by condition 3 (Material Samples) of planning permission reference no.19/01106/FP granted 06.02.2023 **APPROVAL OF DETAILS**

24/01345/DOC Details reserved by condition 5 (Site access drawings) of planning permission reference no.19/01106/FP granted 06.02.2023 **APPROVAL OF DETAILS**

24/01388/DOC Details reserved by condition 6 (Highway improvement drawings) of planning permission reference no.19/01106/FP granted 06.02.2023 **APPROVAL OF DETAILS**

23/00333/DOC Details reserved by Condition 7 - Construction Traffic Management Plan (relating to planning permission 19/01106/FP granted 06.02.2023) (as amended by Appendix 1 -delivery route) **APPROVAL OF DETAILS**

24/01389/DOC Details reserved by condition 9 (Cycle and Scooter Storage) of planning permission reference no.19/01106/FP granted 06.02.2023 **APPROVAL OF DETAILS**

24/01390/DOC Details reserved by condition 10 (Public Highway Land) of planning permission reference no.19/01106/FP granted 06.02.2023 **APPROVAL OF DETAILS**

23/01917/DOC Details reserved by Condition 12 (Landscape scheme) of planning permission 19/01106/FP granted on 06.02.2023. **PENDING CCONSIDERATION**

23/00396/DOC Details reserved by Condition 13 - Fire hydrants (relating to planning permission 19/01106/FP granted 06.02.2023) **APPROVAL OF DETAILS**

24/01391/DOC Details reserved by condition 14 (External Lighting) of planning permission reference no.19/01106/FP granted 06.02.2023 **APPROVAL OF DETAILS**

23/00397/DOC Details reserved by Condition 15- Archaeological Written Scheme of Investigation (relating to planning permission 19/01106/FP granted 06.02.2023) **APPROVAL OF DETAILS**

24/01392/DOC Details reserved by condition 17 (Post Investigation Assessment) of planning permission reference no.19/01106/FP granted 06.02.2023 **WITHDRAWN**

23/02003/DOC Details reserved by Condition 22 (Scheme for surface water disposal) of planning permission 19/01106/FP granted on 06.02.2023. **APPROVAL OF DETAILS**

23/00398/DOC Details reserved by Condition 24 -Land contamination (relating to planning permission 19/01106/FP granted 06.02.2023) **PENDING DECISION -Corrs from EH dated 03/12/2024. No follow up on file.**

23/00399/DOC Details reserved by Condition 25 -Construction Management Plan (relating to planning permission 19/01106/FP granted 06.02.2023) **APPROVAL OF DETAILS**

24/02375/DOC Details reserved by condition 26 (Landscape and Ecological Management Plan) of planning permission reference no 19/01106/FP granted 06.02.2023. PDE – **Ecology no objection – Decision letter never signed off**

24/02145/DOC Details reserved by condition 28 (Management and Maintenance Plan) of planning permission reference no19/01106/FP granted 06.02.2023. **APPROVED**

Yours faithfully

A handwritten signature in black ink, appearing to read 'S Greaves', written in a cursive style.

Shaun Greaves

Development and Conservation Manager

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