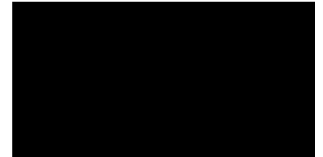


Private and residential  
Residential developers  
Commercial buildings

Box Cottage, The Street  
Bethersden  
Kent  
TN26 3AD

Planning Department  
East Herts Council  
Wallfields  
Pegs Lane  
Hertford  
SG13 8EQ



27<sup>th</sup> October 2023

Dear Planning

This letter is in support of the Variation of Condition application to vary Condition 2 of consent 3/21/1839/Ful. Condition 2 relates to the approved plans.

The house design approved under consent 3/21/1839/FUL was carefully considered to ensure it had a footprint area smaller than the existing house and a marginal increase in total floor area. In addition to the comparison with the existing house, consideration was also given to Certificate of Proposed Development 3/21/1242/PNHH with extensions.

Section 6.2 of the planning statement submitted under application 3/21/1839/FUL references the Certificate of Proposed Development 3/21/1242/PNHH which allows for an 8m deep single storey rear extension.

The areas and volumes from both consents and the variation of condition application, for comparison, are as follows:

	Consents		Variation of Condition
	3/21/1839	3/21/1242	
Footprint (sq m)	118	188	128.6
Total Area (sq m)	223.8	276	245
Volume (cu m)	615	672.36	670

Thus, the increase in area and volume proposed by this variation of condition application does not exceed those approved under 3/21/1242/PNHH. Therefore, the property will not be materially larger than what could be built under this permission.

We therefore request the following variations to Condition 2 of Consent 3/21/1839/FULL:

- Change drawing P1004E to drawing P1004G
- Change drawing P1005 to drawing P1005B

The variations to the drawings are as follows:

- External lounge wall moved South by 1m
- External kitchen/dining room wall moved South by 0.5m
- External kitchen/dining room wall moved West by 0.5m
- Two number windows added on West elevation at ground floor.
- Bifold door added on West elevation at ground floor.
- High level window added at first floor on East Elevation.
- Eaves and ridge raised above master bedroom on South elevation.
- Canopy added above ground floor door on East Elevation.
- Dentil brick course added above ground floor windows on all elevations.
- Chimney design revised on ground floor West elevation.

Yours sincerely



Mervyn Spates