

ARTHUR J. FERRYMAN & ASSOCIATES

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Hertsmere Planning Department
By Email

16 April 2024

Dear Sir/Madam

**Re: Section 73 application for variation of a condition to appeal decision ref:
APP/N1920/D/22/3299868/Planning application ref: 22/0057/HSE – 9 Three Valleys Way, WD23
2FF**

Following the appeal decision allowing the first floor side extension, the applicant would like to amend the below condition of the appeal decision:

3) The development hereby permitted shall be carried out in accordance with the following approved plans: P/21/254/005 Rev A, P/21/254/004 Rev A; P/21/254/001 Rev A.

On behalf of the applicant we would request that the above approved proposed drawings submitted previously (by others) are replaced by our proposed drawing references: 223075/08, 223075/09 & 223075/10.

These drawings replicates the approved first floor side extension as closely as possible, with the following minor amendments:

1. Two roof lights have been added to both the front and rear roof slopes to provide additional day light to the first floor.
2. The front wall to the first floor extension has been moved forward approximately 400mm to allow it to be constructed directly over the existing front wall to the garage below. (We note that the previous scheme inset the front wall behind the garage wall slightly which has proved structurally impractical to achieve.)
3. The roof pitches have been altered slightly in order to keep the proposed eaves and ridge heights as previously proposed and accommodate the 400mm depth.

Overall, the revisions would have little or no impact on the street scene or neighbouring properties as the scheme still maintains a set back to the front elevation and is over 4m distant from the neighbouring property to the right side. We note that there are some minor discrepancies in draughting following a new dimension survey, although all previously approved extension details have been replicated as closely as possible.

If you have any queries on the above, please contact us.

Yours sincerely

ARTHUR J FERRYMAN & ASSOCIATES LTD

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