

Job Ref: 2402/L/EHDC-PL/25-04-24  
Your Ref: 3/24/0797/VAR  
Date: 25<sup>th</sup> April 2024

Dear Sirs,

Re: Beechwood House, Thorley Lane East, Bishop's Stortford CM23 4BH – Application to vary Approved Drawings under Reference 3/22/1350/HH.

### Planning History.

An application was submitted under reference 3/21/2528/HH “Single storey link extension; single and two storey extension incorporating terrace; alterations to fenestration and insertion of rooflights”, which comprised extensions to the existing cottage, a link to the former stable building and conversion of the stables to habitable use. This application was refused however the principle of conversion of the stables and construction of a link had been approved in 1984 (3/84/1395/FP) which, while never incepted, remains in itself non-controversial. This was approved again in 1987 (3/87/1982/FP).

Subsequently a further householder application 3/22/1350/HH was submitted and eventually approved with conditions. These conditions list the approved drawings and require that the works be carried out in accordance with them.

Since consent was granted, the property has been sold and the new owner seeks a variation in the consent. The principle remains the same, an extension to the North of the original built partly on the end of the existing single storey part of the house, partly to the West of it and adding a first floor over it. The ridge height remains the same and the use of a double ridge form has been retained. A single storey link to the former stables and garages has been retained and the stables converted to residential use. The main change between the approved and proposed is that the two storey extension is on the West side of the house, not the East and there is only a small extension on the side of the original cottage. He also intends to remove the unfortunate, and poorly constructed extension to the stable building that was carried out when it was converted to garages, thereby returning the stable building to its original footprint. That it has been altered is clear from the change of finish of that part to a black feather-edge boarding.

It is proposed to finish the exterior of the cottage and extension with external wall insulation and render. The East wall of the cottage is solid brickwork, presumably a remnant of an earlier building and requires external insulation to fully protect it. It is proposed to replace the cementitious boarding on the cottage with the same system and finish. All the windows need upgrading and it is proposed to change from multi-pane to cottage style with single horizontal bar. It is proposed that the link be brick to the level of the window sills and glazed above to the eaves. The cottage roof and link to the stables we propose to finish in cementitious ‘Eternit’ Slates. The stable building will retain all its existing brickwork and tiling,

renovated as necessary. Likewise, the windows will be retained and any new will match the existing. The building will be insulated internally to preserve the character of the original.

The gross internal floor area (GIA) of the approved scheme measures, off the approved plans, at 286.86m<sup>2</sup>. The GIA of the proposed layout measures at 281m<sup>2</sup> a small reduction in area.

The owner will be carrying out the work himself and intends to convert the stable building first so that he can live on site while the rest of the work is done. The roof of the cottage is in extremely poor condition and leaking. You can see from the survey drawing how the ridge sags! It would not be possible to live in the building while it is restored and extended. He is currently living in the cottage and hopes for a swift decision so that he can commence work on the stables and relocate to them before much longer.

Kind Regards,



Simon Howard-Dobson  
Principal Partner

