



hancocktownplanning

Our ref: HTP1759le1

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4th February 2025

Dear Mr Hunter,

Chesfield Downs Golf Club, Jacks Hill, Graveley, Hitchin, SG4 7EQ

s.73 application to vary Condition 2 of planning permission 23/02906/s73 to allow minor amendment (relocation of plant room) to permitted '*single storey extension to east elevation to provide indoor swimming pool and spa*'

Introduction

Hancock Town Planning (HTP) Ltd acts for The Club Company which is the owner of the above site.

Planning permission 23/00420, dated 17th April 2023, granted planning permission for a "*single storey extension to east elevation to provide indoor swimming pool and spa*".

Permission 23/00420 was amended via the s73 permission 23/02906/s73 to omit the previously-approved full basement pool plant room, to be replaced by a semi-basement plant room. Other minor changes approved included slight reconfiguration of pool glazing and the omission of a previously consented 'screen mansard' roof.

The current proposed amendment

Due to significant construction cost inflation, the Club Company is now seeking to amend the 23/02906/s73 scheme to improve its financial viability.

The current amendment therefore proposes the removal of the consented flat roofed external semi-basement pool plant room and external staircase. The plant required to provide the heated water for the swimming pool would now be relocated to an external container unit adjacent to the north-western elevation of the clubhouse.

The container plant compound would be screened by a 3 m high close boarded timber fence, stained brown.

Other very minor changes include the addition of new louvered external double doors opening to the location of the previously-approved external plant room and the addition of an extraction cowl on the northern roof plane of the approved pool extension.

Planning assessment

In essence, the amendment simply proposes the removal of a small area of building footprint – the external pool plant room and staircase – from a more visible location on the eastern elevation of the clubhouse to a newly-created plant compound in a much more unobtrusive location which is better screened from public view.

The area of the proposed new container plant compound - which lies within the extent of the original red line for application 23/00420 - is shown within Photograph 1 below.

Photograph 1: Site of proposed new container plant compound



The photograph shows that the proposed compound site is currently hardsurfaced and scrappy in appearance. The siting of pool plant here, with suitable timber screening, will result in a better visual appearance with less impact on the openness of the Green Belt, as well as a more cost effective construction solution for The Club Company.

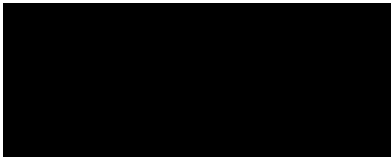
We therefore seek to amend permission 23/02906/s73 to refer to the following amended drawing numbers:

- Location plan
- P-001A Proposed site plan
- P-002A Proposed Ground Floor
- P-004A Proposed roof plan

- P-005A Proposed elevations
- P-006A Proposed elevations
- Proposed 07A Proposed sections

I trust that the above approach can be supported but please do not hesitate to contact me should you have any queries or wish to discuss matters further.

Yours sincerely,

A large black rectangular box redacting the signature of Joel Hancock.

Joel Hancock BSc (Hons) MSc MRTPI