

From: Vicki Wood <vicki.wood@north-herts.gov.uk>
Sent: 09 April 2026 11:06:15 UTC+01:00
To: "TSO Team" <TSO.Team@north-herts.gov.uk>
Subject: FW: 26/00589/FPH Planning application

Hi,

Please can you save the email below from the agent to the above and publish.

Please note that any opinion expressed in this email is not binding on the Local Planning Authority.

Kind Regards

Vicki Wood

Planning Officer

01462 474158

www.north-herts.gov.uk

-----Original Message-----

From: Amy Moss <amy@mosspropertydevelopment.co.uk>
Sent: 09 April 2026 09:12
To: Vicki Wood <vicki.wood@north-herts.gov.uk>
Subject: 26/00589/FPH Planning application

Dear Vicki,

Please accept the following statement as my response to Ashwell Parish Councils comments.

This house was sold to the applicants as a 4 bed. They have only ever been able to use this fourth bedroom as a small study. The area above the existing staircase is boxed in and the area next to is essentially a 'corridor'. The rooms usable floor area is 4.4 square meters. In modern design standards this should never have been called a single bedroom.

The applicants are wanting to create a useable 4th bedroom in their under utilised generous loft space. Identical loft conversions have already been approved at no.5 and no. 11 Colbron Close.

The applicants have no desire to move to a larger property with 4 decent bedrooms.

I was advised by yourself and your manager to apply for householder planning permission as this road has no permitted development rights.

The addition of roof lights will have zero impact on any neighbours or the village but will have a huge impact on the applicants enjoyment of their own home.

These works will result in 4 decent bedrooms and one small study space that will also accommodate the staircase to the loft.

The space retained in the existing 4th / proposed study area bedroom would cease to be a bedroom.

Kind regards
Amy Moss