

North Herts Council
Development Management
Council Offices
Gernon Road
Letchworth
SG6 3JF

Our ref: SC/24/076
Your ref: 23/01885/FP

Attn: Head of Planning

11th March 2025

Dear Sirs

Re: **Erection of 10 Dwellings (6x 3-bed, 3x 4-bed and 1x 5 bed) including creation of vehicular access off Police Row, associated garaging, landscaping, drainage infrastructure and ancillary works on Land At Police Row between The Grange & 1 The Grange, Therfield**

Further to the recent approval of the Full Planning Permission on Ref: 23/01885/FP approved on 12-12-24, the following information below and enclosed document(s) are provided as part of a 'Non-Material Amendment Application' for amendments to PLOT 7 only.

This application seeks to alter the visual appearance of PLOT 7 by amending windows and materials as represented on submitted drawing 24-076-NMA2. Each alteration will be described below with a brief description and reason for the required amendment.

The previously approved drawing 19251-105D which is pertinent to this application indicates the approved plans and elevations for PLOT 7 which is to be replaced with updated drawing 24-076-NMA2 showing the amendments made submitted for approval

Description and reason for amendments to PLOT 7:

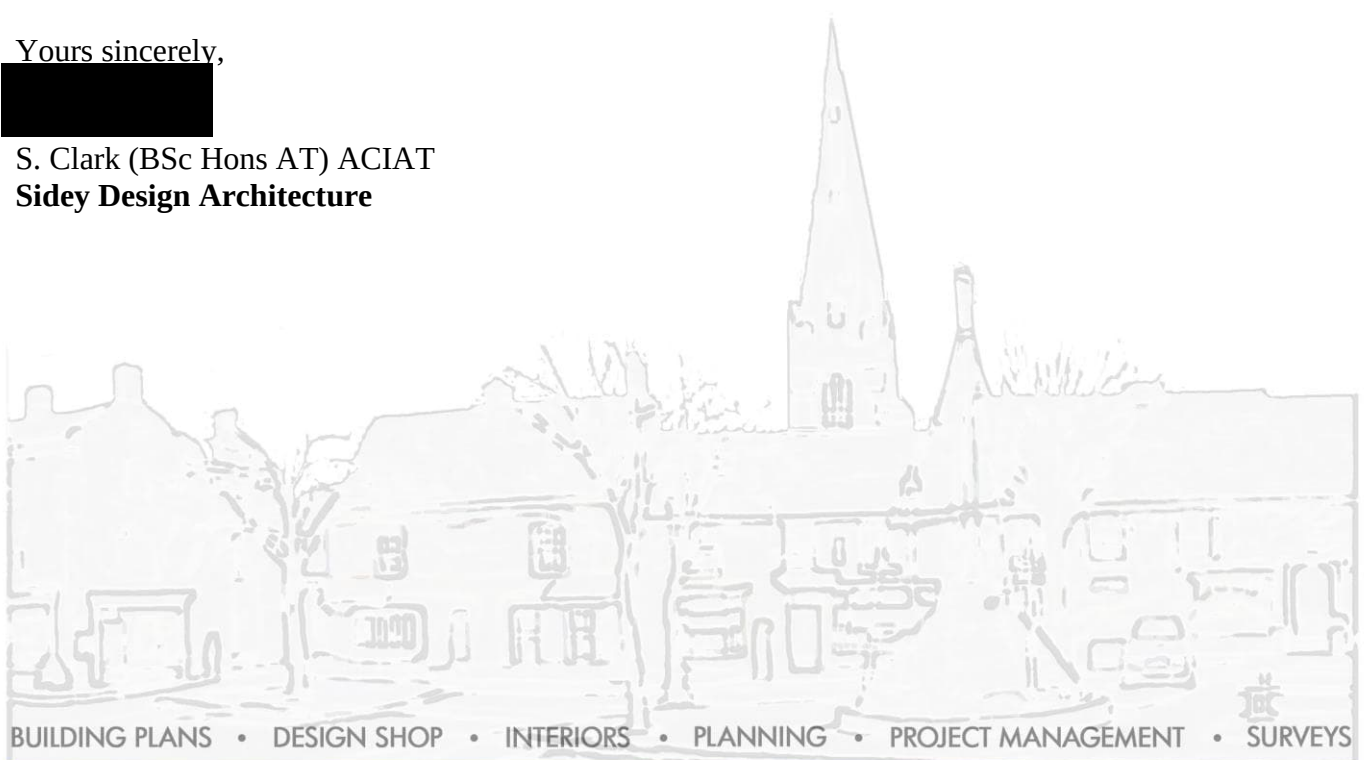
- We intend to remove 4No windows on the gable end side elevation which faces PLOT 6. This will include the removal of two large windows from the ground floor in the Lounge and 2 smaller first floor windows in Bedroom 2. The removal of these is required to allow compliance with Approved Document B of the Building Regulations. This permits a certain amount of 'openings' or 'unprotected area' on walls on, or close to the apparent boundary. The gable end of PLOT 7 which housed these windows is within 1.5m of the apparent boundary with PLOT 6 and as such retention of these windows would have posed an unnecessary fire safety risk due to the excessive amount of unprotected area close to the boundary. The decision to remove these negates this risk. These windows would have also looked directly at the adjacent gable of PLOT 6 which was not deemed a benefit to occupants of PLOT 7 and removed potential for overlooking to PLOT 6 amenity.

- We proposed to omit the timber boarding from both gable ends (side elevations) for replacement with facing brick. As per the previous point, the gable end facing PLOT 6 is within 1.5m of the boundary and the use of horizontal timber boarding in close proximity to the boundary would require the boarding to be fire protected, or alternatively, use of a material which is non-flammable. Treating the timber boarding is very expensive and could change the visual appearance of the boarding to a point where it may not match boarding used elsewhere which wouldn't need fire treating. As such, the choice to omit the boarding from both gables for balance is proposed which again negates this fire risk.
- We proposed to insert an additional small, square window at first floor level to Bedroom 3 on the gable end (side elevation) which is positioned above the attached garage roof. This will provide additional light and ventilation to Bedroom 3 as openings to this Bedroom are limited at present. Inclusion of this window will allow the appearance of this side elevation to be balanced with one window provided to each side of the garage apex.
- We proposed to relocate 1No previously approved rooflight at first floor level on the front elevation which serves the Ensuite, whilst installing an additional rooflight on the same elevation to serve Bedroom 2. This is to better suit the internal layout and provide additional light and ventilation to Bedroom 2 due to the omission of the two smaller windows in the gable
- The previously approved rooflight on the front elevation at first floor level serving Bedroom 3 is proposed to be increased in size and relocated. This rooflight is the only real opening which can provide an adequate secondary means of escape for Bedroom 3 (as the windows on the gable end are too small) and as such amends to this rooflight is required to ensure compliance with Approved Building Regs Document B.
- We proposed to relocation and re-size of the 3No rooflights noted at first floor on the side elevation to Bathroom, Bed 1 & Ensuite to Bed 1. This alteration is to allow the rooflight to better serve the internal layout and work with the proposed roof trusses.
- The rear facing dormer which was indicated on the side elevation was shown incorrectly on the approved drawings. This has been removed to match the actual layout.

Should you have any problems with this information please do not hesitate to contact this office.

Yours sincerely,

S. Clark (BSc Hons AT) ACIAT
Sidey Design Architecture



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