

North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

28th June 2024

My Ref: 24/195

Dear Sir / Madam

**RE: APPLICATION FOR VARIATION OF CONDITION 2 RELATING TO FULL PLANNING PERMISSION,
REFERENCE 23/01259/FP, GRANTED 25TH MARCH 2024 AT FRIENDS GREEN FARM, WESTON**

This application seeks vary condition 2 attached to the approved planning permission ref 23/01259/FP for the Use of buildings as (Sui Generis) car sales and (Use Class B2 general industrial) car servicing at the above site.

Condition 2 stated *“Within 3 months of the date that planning permission is granted, a plan showing how the existing southern access will be closed and landscaped will be submitted to the Local Planning Authority for approval. The southern access shall be closed and landscaped in accordance with the agreed details within 3 months of written approval”*. The reason that this condition was required as part of the decision notice was solely in relation to highway safety given the visibility splays of this point of access not meeting the required standards. However, the new highways information that is submitted as part of this application confirms that the retention of the southern access would not cause undue harm to highway safety. This therefore means that this condition is no longer required and the southern access is able to be used by the applicant which is beneficial for the running of the business on the site.

The applicant would also like to make minor revisions to the application drawings. The only change would relate to Building 1 which would include the erection of internal walls, as a well as new windows and bi-fold doors, to allow this building to be enclosed rather than open facing the internal courtyard. The proposed changes would not cause any increase in floorspace or external alterations that would cause change to the openness of the Green Belt, nor would it create any issues for neighbouring occupiers of the site. The changes would also be beneficial to the long term running of the business on the site as it would mean a better standard of floorspace available that isn't constantly open to the elements.

As there is no condition in relation to approved plans it is proposed that condition 2 can be varied to state that *“Development can also be carried out in accordance with drawing number FGP1-4”*, or a similar wording that the Council are comfortable with. Alternatively, if this Council are able to revise

the approved plans list on the decision notice to include this document that would also be a positive outcome for the applicant.

If you require any additional information or have any queries then do not hesitate to get in touch.

Yours sincerely

Hayden Dicker

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