

MICHAEL OAKES ARCHITECTS LTD.

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REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

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To the Planning Department,
North Hertfordshire Council ,
County Hall, Pegs Lane,
Hertford,
SG13 8DN

8th April 2026

Regarding a proposed extension to the front elevation, increased loft space, and minor external landscaping (showing the previously proposed octagonal gazebo), all at 14 Priory Way, Hitchin, SG4 9BH, for Mr and Mrs Bhatiani.

Dear Sir/Madam,

Please find enclosed our forms and drawings to enable this application to be considered. The due fee will be paid electronically.

The proposed front gable feature references the various approved planning applications within Priory Way, detailed in a way to be sympathetic to the building techniques of the original house, i.e. large front fascia board, timber material palette, respecting the original eaves lines and scale.

The extended roof will be 450mm higher than the existing ridge, and all materials will match the existing materials, i.e. interlocking pan tiles, fascia boards. This will accommodate a new habitable loft space and internal reconfiguration to improve the functionality of the home.

The main front extension is brought forward by approximately maximum 5 metres (varies), but 3 metres when measured from the ground-floor front-most elevation and the fenestration has been carefully matched the widths and heights of the existing house, we believe this emulates the original rhythms of the original house. The triangular gable window is positioned at the top of the gable to provide a degree of daylight to this loftspace. The walls are to be made in brick in the same style, stock, and bonding of the original house.

Overall, the design aims to balance increased living space with a respectful and coherent architectural approach to the existing street scene, as well as maintaining the existing character of the house. Internally changes include the formation of a larger open-plan kitchen and living area, provision of a ground floor accessible WC to support ageing family members, and reorganisation of first floor bedrooms.

All planting in the proposed landscaping plans are to add 'green' cover for additional privacy and to preserve amenity. The owner is an avid gardener and has been transparent with all professional advice for all external landscaping changes, as we have shown. No existing

trees are affected or removed, apart from a diseased cherry tree, which will need to be removed to prevent any further spread to the rest of the garden, which all provide a significant visual boundary between the street and the house. Additionally, parking/ access remain unchanged within the proposal.

We believe that these proposals will not affect the amenities of the adjacent neighbours and hope that this application can receive your approval in due course, but if you have any concerns or questions please do not hesitate to contact us immediately. We would really appreciate this courtesy.

Yours faithfully,

Michael Oakes

enclosed; sets of drawings related to this application

cc client