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Planning Department
North Hertfordshire District Council

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By email only.



Dear Planning,

RE: Land rear of; Little Arundel, Bedford Road, Holwell, SG5 3RX.

We enclose a Section-73 application to vary conditions to approval reference 25/01544/FP, for the erection of two detached dwellings approved 28th July 2025.

The fundamental change proposed to the application is to substitute the approved drawing numbers with new versions which propose a new design to the approved dwellings. The plot layout remains fundamentally the same, with some revisions to the plot shape and setting, but include a full new design as detailed in the enclosed drawings.

The existing access will remain the same, leading to a central turning head.

A full list of the proposed amended conditions (including our proposed amendment) are listed below:

	Condition as approved:	Condition as proposed:
2	The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above. Plan no's: RSD-25-03-PO1, RSD-25-03-PO2, RSD-25-03-PO3, RSD-25-03-PO4, RSD-25-03-PO5, RSD-25-03-PO6.	The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above. Plan no's: PL06, PL07, PL17, PL18, PL19, PL20.
3	Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.	The proposed development shall be completed in accordance with the materials listed on PL19 & PL20.

4	Prior to commencement of the approved development, the following landscape details shall be submitted to include the following: a) which, if any, of the existing vegetation is to be removed and which is to be retained b) what new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and the size and density of planting c) the location and type of any new walls, fences or other means of enclosure and any hardscaping proposed d) details of any earthworks proposed	Landscaping works shall be completed in accordance with the approved landscaping drawing no PL07.
12	Construction of the approved development shall not commence until a Construction Management Plan has been submitted to and approved in writing by the local planning authority in consultation with the highway authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include construction vehicle numbers/routing of construction traffic and shall be carried out as approved. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan shall include: Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas); Siting and details of wheel washing facilities; Cleaning of site entrances, site tracks and the adjacent public highway; Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times; Provision of sufficient on-site parking prior to	Works shall be completed in accordance with the enclosed Construction Management Plan.

	commencement of construction activities; where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.	
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An updated BNG assessment has been included with this submission to account for the minor revisions to the developed areas and landscaping quantum.

We trust that the enclosed amendments are acceptable, but should you have any concerns with the proposals then please do not hesitate to contact us.

Yours faithfully,

Ryan Albone

Director | Chartered Architectural Technologist
BSc (Hons) Dip MCIAT