

PENTANGLE

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For the attention of Ms Tyler
North Herts District Council
PO Box 7075
Manchester
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GL/JY/3959/letla02
25th June 2026

Dear Ms Tyler

Re: PP15029395 – 35 Grays Lane, Hitchin

Following our constructive and positive meeting on 18 June 2026, we are pleased to submit the revised planning application for the proposed replacement dwelling at 35 Grays Lane.

Firstly, we would like to thank you for your time during the meeting and for the opportunity to discuss the scheme in detail. The discussion was extremely helpful in identifying areas where further refinement could be made to the design, and the submitted proposals have been amended accordingly.

The revised scheme seeks to directly address the matters discussed and includes the following principal amendments:

- a) Reduction of the roof eaves projection from 400mm to 300mm, reducing the perceived bulk and mass of the roof and contributing to a further reduction in the overall ridge height.
- b) Reduction in the height of the garage parapet, further lowering the single-storey element adjacent to the neighbouring property and reducing its visual impact.
- c) Reduction in both the size and positioning of the front-facing dormer windows, lessening their prominence within the roofscape and reducing the overall perceived mass of the roof.
- d) Relocation of the principal front elevation approximately 1 metre further into the site. As discussed during the meeting, this amendment was welcomed and reduces the extent of the building's forward projection within the street scene.
- e) Offsetting the chimney and stack further from the boundary, further reducing the perceptible mass of the front elevation off of the street scene.
- f) Significant reduction in the extent of the crown roof element, with the overall crown roof mass reduced by in excess of 50%, together with associated amendments to the roof form and roof lines.
- g) Simplification of the front central porch and portico detailing to 'better match' the Street architype
- h) Removal of the chimney detail to the garden-kitchen proposal within the garden.

Collectively, these amendments result in a materially reduced building form, which we consider responds positively to the comments raised during both the determination of the previous application and our subsequent meeting. The revised design presents a more restrained appearance within the street scene whilst maintaining a high-quality architectural response appropriate to this important plot. To illustrate these adjustments since the Pre-App stages, I have included drawing 3959/129 within the submitted documentation.

A R C H I T E C T S

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The submitted Daylight and Sunlight Report remains relevant to these revised proposals. Whilst the revised front building line and attached garage are moved 1 metre further into the site, has not been incorporated within this assessment, the amendments represent a reduction in the overall scale, massing and prominence of the development when compared to the previously submitted scheme. Given that the report concluded the proposal would have an acceptable impact on neighbouring residential amenity, and the revised scheme is materially reduced in form, we consider the submitted assessment remains robust and that a further daylight and sunlight study is not necessary.

The proposal remains a self-build project for the applicants. We continue to consider that the previously submitted Biodiversity Net Gain Self-Build and Custom Housebuilding Exemption Declaration remains valid and current, and this has therefore been included within the application submission.

Whilst the proposed vehicle crossovers remain unchanged from existing conditions, they continue to form part of the submitted proposals. In accordance with Article 13 requirements, the Highway Authority has again been notified, and the relevant notification documentation has been included within the submission. We have resubmitted the visibility splay drawings and confirm that the access arrangements have been increased in width to accommodate pedestrian visibility splays.

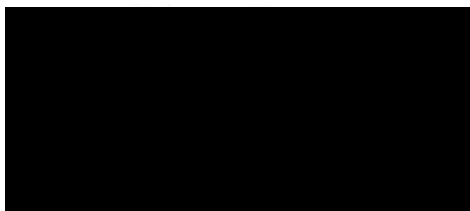
As discussed during the meeting, the proposals continue to incorporate Air Source Heat Pumps as the primary heating strategy. We would welcome an appropriately worded planning condition relating to the final specification and installation of the ASHP system should the Local Planning Authority consider this necessary.

The principle of redevelopment remains unchanged, with the proposals seeking to provide a high-quality replacement dwelling within the settlement boundary whilst responding positively to local context and the feedback received through the planning process. We believe the submitted revisions demonstrate a clear commitment to addressing previous concerns and significantly reducing the visual impact of the scheme.

We trust the enclosed information is sufficient to support validation and determination of the application. However, should any further clarification be required during the course of the assessment, please do not hesitate to make contact.

We look forward to working positively with you throughout the determination process.

Yours sincerely,



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