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Planning Department  
North Hertfordshire District Council

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Dear Planning,

**RE: Land rear of; 33 High Street, Graveley, Hertfordshire, SG4 7LA.**

We enclose a Section-73 application to vary conditions to approval reference 23/01392/FP, for the erection of four detached 4-bed dwellings, including parking, landscaping, and creation of vehicular access off Turf Lane; approved 16<sup>th</sup> February 2024.

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, and the parking layout will be amended to move 2no of plot 1 & 2's spaces to the rear of the site accessed off the turning head, under a flat roof open sided car port.

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

|   | Condition as approved:                                                                                                                                                                                                                                                                        | Condition as proposed:                                                                                                                                                                                                                                            |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2 | <p>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.</p> <p>Location Plan, Dwg 101. Rev A, Dwg 102, Dwg 103, Dwg 104, Dwg 105, Dwg 106, Dwg 107, Dwg 108</p> | <p>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.</p> <p>PL01, PL02, PL03, PL04, PL11, PL12, PL13, PL14, PL15, PL16, PL17</p> |
| 3 | <p>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</p>                                   | <p>The materials used on all external elevations and the roof of the development hereby permitted shall be built in accordance with the details as submitted on drawing PL17.</p>                                                                                 |

|    |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                    |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | approved details shall be implemented on site.                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                    |
| 5  | Before commencement of the development, a 'Construction Traffic Management Plan' shall be 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 development shall be carried out in accordance with the Construction Traffic Management Plan as submitted. The construction of the development shall only be carried out in accordance with the approved plan. |
| 6  | Prior to the occupation/use of the development hereby permitted, the details of the siting, type and specification of EVCPs shall be submitted to and approved in writing by the Local Planning Authority. All EVCPs shall be installed in accordance with the approved details prior to occupation of each of the units and permanently maintained and retained. | All EVCPs shall be installed in accordance with the approved details prior to occupation of each of the units and permanently maintained and retained.                                                             |
| 8  | Discharged as per 24/00658/DOC                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                    |
| 9  | Discharged as per 24/00714/DOC                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                    |
| 10 | Prior to commencement, landscape details shall be submitted to and approved in writing by the Local Planning Authority.                                                                                                                                                                                                                                           | The development shall be complete in accordance with the landscaping details in drawing PL04.                                                                                                                      |
| 12 | Discharged as per 24/00715/DOC                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                    |

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