



Keepers Cottage
2A Orchard Way
Breachwood Green
Hitchin
Hertfordshire
SG4 8NT
12th April 2026

your ref 26/00511/FPH

Shaun Greaves
Development and Conservation Manager
North Herts Council
PO Box 10613
Nottingham
NG6 6DW

Dear Shaun Greaves

We refer to your letter of 31st March 2026, only received on Saturday 11 April, requesting our views on application 26/00511/FPH, located adjacent to our barn at Keepers Cottage 2A Orchard Way, Breachwood Green, Hitchin, Hertfordshire SG4 8NT.

First may I remind you that, as you know and as recorded on the Council Tax Bill ref 35517724 and all council tax bills we have received for 12 years, the owners and occupiers are Mrs Elspeth Gass and Mr John Gass, and your letter, being addressed to The Owner Occupier Mr Gass is therefore incorrectly addressed, please can you correct your records and an apology to Mrs Gass, who you know and have met, would be appreciated.

We note from the plans submitted that contrary to the previous application 24/00787/FPH, which we were not consulted on, the plan now shows the correct boundary between our barn and land at 30 Lower Road.

We also note the significant over extension of 30 Lower Road in the construction of the "Utility room" with a row of windows and doors on the boundary with our barn, clearly within 1 meter of the side of our barn. We cannot find any reference to planning permission for this extension, and in order for us to evaluate the new plans, please can you send us the original planning application for the utility room, including doors and windows to our barn's perspective within one metre of the boundary.

The new application 26/00511/FPH, does not reference the previous approved application 24/00787/FPH which you never consulted with us on, as the adjoining neighbour, and we only saw it after the application had been approved by you.

It would be helpful to our comments on this current application if you could confirm by return, after consulting with the owners of number 30 Lower Road, if the previous consent for the recently approved rear extension is being revoked or the owners are officially stating they have no plans to proceed with it (but if they changed their minds they would continue after consulting on the party wall act, as you advised would be required, but they did not confirm to us in writing when we requested they would consult on the act with us when proceeding)?

Yours sincerely

A black rectangular box redacting the signature of John and Elspeth Gass.

John and Elspeth Gass