

Planning Department
Council Offices, Gernon Rd
Letchworth Garden City SG6 3JF

16th October 2025

22/01841/S73

Variation of approved plans relating to 'Variation of condition 2 (submission of revised plans 2377 – 300 ; 301 302 and 303) of planning permission 20/01905/FP granted 21/10/2020 for erection of one detached 4-bed dwelling including new vehicular crossover onto Hexton Road.'

On behalf of our client Mr Paul Cripps, we write to submit a new S73 application for the variation of approved plans of planning permission with reference 22/01841/S73.

Works have commenced on site to secure the implementation of 22/01841/S73, however as we advanced with the construction and regulatory compliance drawings, several further adjustments have become necessary. These adjustments aim to enhance the functionality and regulatory compliance of the design, without compromising the overall vision. We respectfully submit the following proposed changes for your consideration:

1. **Reconfigured Stairs from Sunken Terrace to Rear Garden:** To align with building regulations, the stairs required marginal enlargement. This would have reduced the usable area of the sunken terrace. Therefore, we propose a linear staircase configuration, which will allow more natural light into the basement's habitable rooms and improve terrace usability.
2. **North-East Corner of Basement Slightly Above Ground:** A detailed topographical survey revealed a sudden drop in ground levels towards the southeast boundary. As a result, a small section of the basement's north-east corner cannot be fully underground and will need to slightly project above ground. We propose to use screen planting in this area to minimize visual impact.
3. **Adjusted Parking Spaces:** To facilitate improved maneuvering and accessibility to the bin store, we propose relocating both parking spaces along the southeast boundary.
4. **Revised Retaining Wall along Southeast Boundary:** Due to the unexpectedly lower levels along this boundary, the previously approved full-height retaining wall is no longer necessary. Instead, only a lower section of wall will enclose the sunken terrace and stairs, reducing the

structure's overall bulk. The area between the building and the boundary will be resolved with a gently sloping bank.

5. **Addition of Canopy Above Front Door:** A small canopy is now proposed above the front door to provide weather protection.

We trust these proposed changes are in keeping with the intent of the originally approved scheme and are minor adjustments made necessary by technical requirements. Should there be any concerns regarding these revisions, we would be more than willing to review and address any points raised to ensure a positive outcome.

Thank you for considering this application. We look forward to your feedback and hope to continue our productive engagement.

Yours sincerely

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cc Mr Paul Cripps.