



Scene Architects Ltd.

3 + 5 Hospital Approach
Chelmsford, Essex
CM1 7FA

North Hertfordshire District Council

Development and Conservation

PO Box 10613

Nottingham

NG6 6DH

09th April 2026

Dear Sir/Madam,

Re: Application under Section 73 to Vary Condition 2

Land to the West of Tuthill Manor, Kelshall Tops, Therfield, SG8 9PT

We write on behalf of our client, Rockwell Homes Limited, to submit an application under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 attached to planning permission ref. 24/02606/FP, granted on 31 July 2025.

The approved development relates to the erection of three detached dwellings comprising one 3 bedroom, one 4 bedroom and one 5 bedroom dwelling, together with associated infrastructure and landscaping.

This application seeks to amend the approved drawings associated with Condition 2 in order to revise the design of house types HT2 and HT3. The wording of the condition itself remains unchanged, with the proposal limited solely to an update of the approved plans.

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//Head Office - 3 & 5 Hospital Approach, Broomfield, Chelmsford, CM1 7FA
//London Office – 68 Great Eastern Street, London, EC2A 3JT
//York office - The Catalyst, Baird Lane, York, YO10 5GW

01245 440 302 // hello@scenearchitects.co.uk
Company Reg No. 07530176 // VAT No. 11303785

RIBA
Chartered Practice

The proposed amendments comprise:

- **HT3**
 - Extension of the first floor over the attached garage to provide an additional bedroom, resulting in HT3 increasing from a 3 bedroom dwelling to a 4 bedroom dwelling
 - Introduction of a new rear wing extending from the main dwelling, running parallel with the northern boundary, to provide additional living accommodation
- **HT2 and HT3**
 - Introduction of dormer windows to upper floor bedrooms to ensure compliance with Building Regulations in respect of means of escape
- **All plots**
 - Conversion of approved car ports to enclosed garages through the introduction of garage doors

These changes have been carefully designed to remain proportionate and sympathetic to the approved scheme. The amendments improve the internal functionality and overall quality of the dwellings, whilst also bringing HT3 more in line with the scale and spatial provision of the other approved dwellings within the development.

The introduction of dormer windows is modest in scale and has been designed to integrate with the roof form, ensuring that there is no material impact on the character or appearance of the development or the surrounding area. Similarly, the change from car ports to garages represents a minor visual alteration and does not give rise to any material planning harm.

The proposed revisions do not materially alter the overall character, layout or impact of the development and remain consistent with the principles established under the extant planning permission. There is no adverse impact on neighbouring amenity and the planning balance remains unchanged.

The development has not yet commenced, and this application is submitted to ensure that the revised design can be implemented in a coordinated and approved manner.

We trust that the enclosed information is sufficient for your consideration of this application. Should you require any further information, please do not hesitate to contact us.

Yours sincerely,

B. McMahon

Blaine McMahon **RIBA**
Director
(for and on behalf of Scene Architects Ltd)