

Mr R Caplin
Croudace Homes
Croudace House
Gernon Road
Letchworth
Hertfordshire
SG6 3HL

Our Ref : 25/00291/NMA

Contact : Naomi Reynard
Direct Line: 01462 474318
Email : naomi.reynard@north-herts.gov.uk
Date: 11th March 2025

Dear Ms Caplin,

**Minor changes to some approved materials (as non-material amendment to reserved matters application reference 23/00743/RM granted on 18.06.2024).
Land Adjacent To Oaklea And South Of, Cowards Lane, Codicote, Hertfordshire, SG4 8UN**

I refer to your application to make the following non-material amendments for the above development.

- Introduction of a second red multi-tone brick 'First Quality Multi' brick by Freshfield Lane to provide further variety across the scheme.
- A small reduction to the extent of Hardieplank (black boarding) to some of the house plots whilst retaining the character of the street scenes to the scheme.
- Removal of Hardieplank to Apartment block elevations to create an all-brick building with introduction of a brick dental course detail at first floor level.
- Change to the roofing tile specification to Forticrete Gemini 'Sunrise Mix' due to the previous Redland 'Heatherland Manor House Mix' concrete roof tile being discontinued.

I can confirm on behalf of the Council that the amendments are considered to be minor and can be treated as non-material amendments to Reserved Matters approval reference number 23/00743/RM granted on 18th June 2024.

For the avoidance of doubt this relates to the plans received on 30th January 2025 and the drawing numbers of the plans approved as non-material amendments are as follows:

7265 PL-100_P17 - Proposed Site Layout

7265 PL 102_P09 - Materials Plan

7265 PL-200_P05 – Housetype G4031M

7265 PL-201_P05– Housetype G4032M (Sheet 1 of 2)

7265 PL-202_P05 – Housetype G4032M (Sheet 2 of 2)

7265 PL-203_P08 – Housetype G4033M

7265 PL-204_P07 - Housetype G5037M

7265 PL-205_P05 – Housetype S3019 (Sheet 1 of 2)

7265 PL-207_P06 – Housetype S3022 (Sheet 1 of 2)

7265 PL-208_P05 – Housetype S4023

7265 PL-209_P07 - Housetype S4025 (Sheet 1 of 2)

7265 PL-210_P05 – Housetype S4027M

7265 PL-211_P05 – Housetype B2008M

7265 PL-212_P05 – Housetype B3015

7265 PL-213_P05 – Housetype B3016M

7265 PL-214_P06 – Housetype B3017 (Sheet 1 of 2)

7265 PL-215_P06 – Housetype A2708M (Sheet 1 of 2)

7265 PL-216_P05 – Housetype A3710M

7265 PL-217_P06 – Housetype A3711M

7265 PL-218_P05 – Housetype A4714M

7265 PL-219_P05 – Housetype A4714M M4(3)

7265 PL-221_P08 - Apartment Elevations Plots 56-64

7265 PL-225_P04 – Housetype S3022 (Sheet 2 of 2)

7265 PL-226_P04 – Housetype B3017 (Sheet 2 of 2)

7265 PL-227_P03 – Housetype G4031M (Sheet 2 of 2)

7265 PL-229_P03 – Housetype S3019 (Sheet 2 of 2)

7265 PL-230_P03 – Housetype S4025 (Sheet 2 of 2)

7265 PL-231 – Housetype A2708M

7265 PL-300_P08 - Proposed Street Scene (Sheet 1 of 2)

7265 PL-301_P07 - Proposed Street Scene (Sheet 2 of 2)

Yours faithfully

A handwritten signature in blue ink, appearing to read 'S Greaves', written in a cursive style.

Shaun Greaves
Development and Conservation Manager

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