

Your ref:

Our ref: BIBB 2 TP 25

Date: 23rd October 2025

Via planning portal

Planning Department
North Hertfordshire District Council,
Development and Conservation,
PO Box 10613,
Nottingham,
NG6 6DH

c.c. Matt Evans & Lewis Charlesworth

Dear Sirs

RE: s73 Material Amendment Application to amend Condition 2 of Permission 23/02638/FP to allow amendments to reduce the width of the building by 750mm, and omission of 4 sky lights, and the addition of 2 first floor and 1 ground floor window, to each side elevation and minor elevational changes.

BIBBSWORTH HALL FARM, BIBBS HALL LANE, AYOT ST LAWRENCE, HITCHIN, HERTS, SG4 8EN

Internal and external alteration including rear inset balconies at first floor level, replacement fenestration and external materials to facilitate conversion of existing agricultural outbuilding to two 4-bed dwellings including parking and landscaping (amended by plan received 29/01/24) (as approved under reference 23/02638/FP)

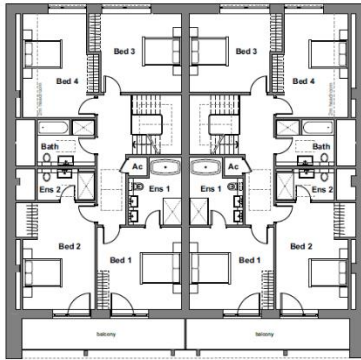
Further to a review of the development proposals, it is now proposed to reduce the width of the building by 750mm to allow a side access on the field side so that flank windows can open onto land within the site ownership as opposed to the agricultural field. This change will also allow for access for maintenance of the structure.

We append the following amended documents.

Plans:

- | | |
|----------------|---|
| 25 BIBB CQ01 F | - Proposed Plans and Elevations (1:100) |
| 25 BIBB SP02 C | - Site Plan (1:200) |

Approved design



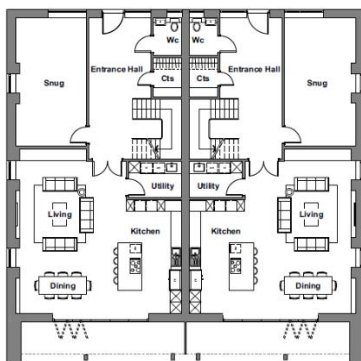
First Floor Plan
Scale: 1:100



Front Elevation
Scale: 1:100



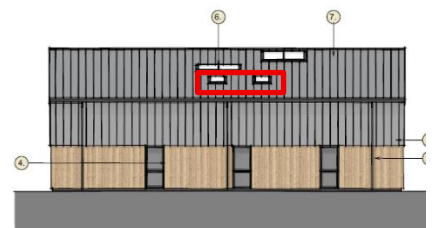
RH Side Elevation
Scale: 1:100



Ground Floor Plan

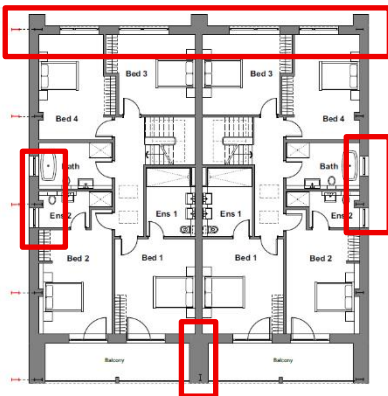


Rear Elevation
Scale: 1:100



RH Side Elevation
Scale: 1:100

Proposed elevations



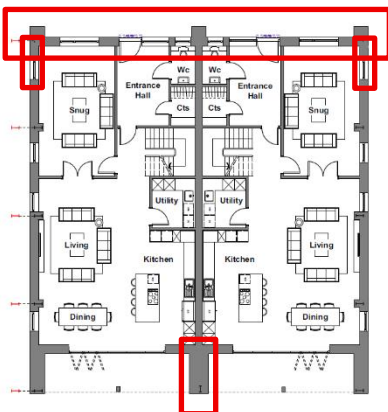
First Floor Plan
Scale: 1:100



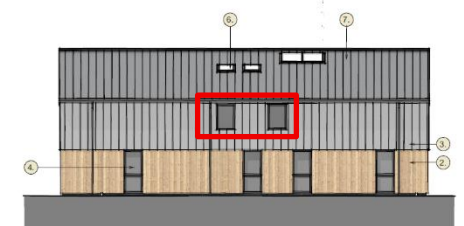
Front Elevation
Scale: 1:100



RH Side Elevation
Scale: 1:100



Rear Elevation
Scale: 1:100



LH Side Elevation
Scale: 1:100

The proposed changes are.

- Reduction in width of 750mm by modifying steel frame on one side.
- Insertion of additional ground floor window to each side elevation
- Omission of two bathroom skylights to each flank elevation
- Insertion of two first floor obscure glazed bathroom windows to each side elevation, fixed light to 1.7m
- Roof modelled to reflect required insulation and build up for domestic standing seam steel metal roof.
- Increase in width of central external column to rear elevation.
- Addition of projecting elements to front elevation to provide visual framing and to create a porch to each dwelling.

The suggested amendment to the wording of Condition 2 is.

- 2 The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans, numbers:

25 BIBB SP02 C, 22 BIBB SL03B, 23 BIBB SP01, 25 BIBB CQ01 F, ITB18246-GA-001 1194.05

Accordingly, I trust that you will find the scheme to be acceptable, but should you have any queries, please contact me.

Yours sincerely



MARK LONGWORTH (RIBA) - DIRECTOR
For DP Architects