

Ref: 22178_2025.06.24_lt.pl04.cf
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Planning Department
North Hertfordshire District Council

Submitted via Planning Application.



Dear sir/madam,

RE: Land Rear of 36 Bucklersbury – 24/00173/S73 Variation of Condition no.1 for substitution of the approved drawings.

We enclose a Section 73 application to vary condition 1 of a S73 approval reference 24/00173/S73, previously approval reference 23/01630/FP, to substitute the approved drawings no's. for the erection of two detached dwellings (1 x 3-bed and 1 x 4-bed_ including associated parking and works following demolition of existing barn.

The S73 condition 1 of the approval states:

"The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above."

The approved plan numbers related to the above condition are:

- 22178_PL01A – Site Location Plan
- 22178_PL02 – Existing Site Plan
- 22178_PL03C – Proposed Site Plan
- 22178_PL04D – Plot 1 Proposed Plans and Elevations
- 22178_PL05D – Plot 2 Proposed Plans and Elevations

This new application submitted now seeks to substitute further approved drawings:

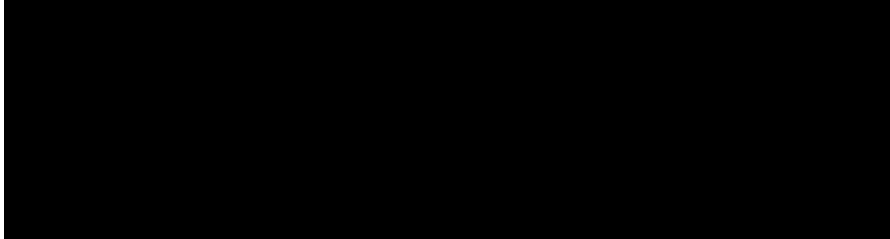
- 22178_PL03C substituted with drawing 22178_PL03D.
- 22178_PL05D substituted with drawing 22178_PL05E.

The variation of the drawing numbers listed will facilitate some minor design amendments to the approved development. The changes relate only to Plot 2 and include:

- Extending the useable terrace area to the full extent of the parapet flat roof.
- Adding a 650mm high privacy screening to the top of the parapet wall along the edges of the proposed additional terrace area to achieve a total height of 1.7m from finished terrace level.

We trust that the above variations are acceptable and that this S73 application may be approved. However, should you have any queries regarding the scope of the application then please do not hesitate to contact us at your earliest convenience.

Yours sincerely,



Chris Fitzjohn

Architectural Technologist
BSc (Hons) Dip