

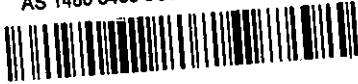
N.H.C.  
29 JUL 2025  
NORTHGATE

17 Garden Lane  
Royston  
Herts  
SG8 9EH

16 July 2025

AS 1480 6400 8GB

SD 1pm



Shaun Greaves  
Development and Conservation Manager  
North Herts Council  
PO Box 10613  
NOTTINGHAM  
NG6 6DW

Dear Sir/Madam

Application Reference: 25/01686/S73 – 15 Garden Lane Royston Herts

We are writing in response to your letter dated 3 July 2025 advising us of a Section 73 Application: Variation of Condition 2 (wording We and amended drawings) and Condition 3 (wording) of planning permission reference 20/02656/FPH granted on 29.3.2021 for Extension and renovation of existing dwelling 15 Garden Lane Royston Hertfordshire SG8 9EH

We would like to strongly object once again to these proposed amendments.

When the original plans and planning permission were granted back in March 2021, condition 3 was included by the Planning Office to protect us from the loss of privacy and quiet enjoyment of our garden and amenity space that these windows would create.

Since that planning permission was granted, two windows have been installed which were not shown in the plans and are far larger than the original planning permission was approved for. The original plans showed "slit like" windows to the upper side elevations, however the owners have actually installed two considerably larger windows fitted with clear glass. These were installed nearly a year ago and painting/rendering around these windows has been carried out indicating that the owners appear to have no intention of following the conditions in the granted planning consent.

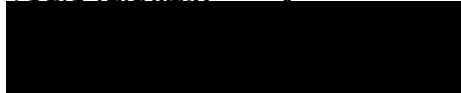
These windows are large and obtrusive and give the feeling of being in a goldfish bowl which is quite upsetting. The view we are looking at from our garden gives the perception that we are being overlooked and is disconcerting. Whether or not the occupants of the new property can see out of them or not is not really the issue here. There is nothing to stop either themselves or new occupants changing the floor levels in the property in the future.

The plans submitted by the owners showing their eye view from the windows into our garden are also quite disingenuous being made to appear that they look over our garage rather than the actual reality. I have attached photographs with this letter to illustrate what we are left to look at in our garden.

The original Planning Consent in March 2021 we believe sensibly took into account our concerns in respect of lack of privacy hence the reason that condition 3 was added. This was also when the plans showed much smaller window sizes. Now that the window sizes appear to have increased dramatically it is even more imperative that our concerns are considered.

We would therefore respectfully repeat once more that we strongly object to this Section 73 Application request and also that the Planning Office reviews and gives consideration to the size of the two windows that have been installed which are not the same as indicated in the original plans and which we would originally have certainly raised objections to if submitted originally.

Yours faithfully



Iyeal and Karen Mephram

