

From: Nigel Cox <nigelcoxarchitects@gmail.com>
Sent: 13 October 2025 10:39:35 UTC+01:00
To: "Thomas Howe" <Thomas.Howe@north-herts.gov.uk>
Subject: Re: 10 West Hill, Hitchin
Attachments: rear fence 3.jpeg, rear fence 2.jpeg, rear fence 1.jpeg, rear fence 4.jpeg

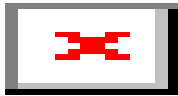
Dear Thomas,

Please now find attached photographs of the work to the shed roof as you required. Photo 1 shows the roof stripped back with the wall of the shed exposed on the applicants side of the boundary. The horizontal boarded fence panel seen in photo 4 is on their side of the boundary with the framed and vertical boarded fence beyond.

My client agrees to your proposed extension of time, but as the work has now been completed and you have the photographs, perhaps you may wish to revised the extension of time you require

With Kind Regards,

Nigel



Nigel Cox Architects T: +44 (0)7849 886755 E: nigelcoxarchitects@gmail.com

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On Mon, 13 Oct 2025 at 09:40, Thomas Howe <Thomas.Howe@north-herts.gov.uk> wrote:

Good morning Nigel,

Thank you for the below confirmation.

Is an EOT for 4 weeks agreeable? This would be until 10 November.

This would allow for time for the works to be undertaken, for a reconsult, and for a decision to be made.

Thank you.

Kind regards,



Thomas Howe
Planning Officer | Development Management

01462 474249

www.north-herts.gov.uk

From: Nigel Cox <nigelcoxarchitects@gmail.com>
Sent: 10 October 2025 09:34
To: Thomas Howe <Thomas.Howe@north-herts.gov.uk>
Subject: Re: 10 West Hill, Hitchin

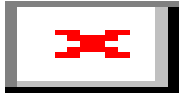
Dear Thomas,

I confirm that my client accepts your proposal for an extension of time.

We are hopeful that the roof amendment to the shed will be made early next week, so I would expect you to have as-built photographs by the end of next week.

With Kind Regards,

Nigel



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On Thu, 9 Oct 2025 at 16:17, Thomas Howe <Thomas.Howe@north-herts.gov.uk> wrote:

Good afternoon Nigel,

Thank you for sending these over.

I have discussed with a colleague and informally we think the following needs to happen:

1. The cutting back needs to happen, and confirmation sent to me by provision of a photo(s).

2. I will need to reconsult on this change given that it was raised by the neighbour. This could be just a 2 week reconsult.
3. An extension of time to be agreed to allow this to happen – do you have more concrete timeframes for this to happen?
4. I consider it is suitable to determine every application together rather than approve the porch and the patio/pergolas then the outbuilding.

Are you in agreement to this approach? Thank you.

Note: The above is an informal officer opinion and does not bind the council to a favourable recommendation.

Kind regards,



Thomas Howe
Planning Officer | Development Management
01462 474249

www.north-herts.gov.uk

From: Nigel Cox <nigelcoxarchitects@gmail.com>
Sent: 08 October 2025 14:07
To: Thomas Howe <Thomas.Howe@north-herts.gov.uk>
Subject: Re: 10 West Hill, Hitchin

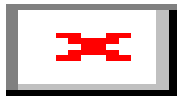
Dear Thomas,

Please find attached updated revision drawings showing elevations of lean to shed with more detail to the boundary condition. The roof will be cut back to the boundary and a small timber box gutter with felt lining will drain any rainwater to the side of the shed, which will then drain down into the north east corner of the garden.

A carpenter/roofer is attending site this afternoon to review/quote for remedial work to the lean to roof with a goal of being able to complete the work in the next few weeks - say by the end of October at the latest. Photographs of the work can be provided to you when completed (informally or by condition if required).

With Kind Regards,

Nigel



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On Wed, 8 Oct 2025 at 12:14, Thomas Howe <Thomas.Howe@north-herts.gov.uk> wrote:

Good morning Nigel,

Thank you for sending these over.

Please can the elevation plans clearly demonstrate that there would be no overhang of the boundary? Please also advise when this removal/cutting back will happen.

I will have a look about the neighbour rep and see whether it will be accepted if received post-expiry.

Kind regards,



Thomas Howe
Planning Officer | Development Management

01462 474249

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From: Nigel Cox <nigelcoxarchitects@gmail.com>
Sent: 08 October 2025 11:51
To: Thomas Howe <Thomas.Howe@north-herts.gov.uk>
Subject: Re: 10 West Hill, Hitchin

Dear Thomas,

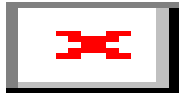
Please find attached amended copies of the outbuildings drawings showing the corrected non-rectilinear footprint of the lean-to shed. At this stage, I don't want to complicate matters, but apparently the shed was built at the time of the original outbuilding (seven years ago)!

My client confirms they will get their contractor to cut the roof overhang back on the lean-to shed so that it does not overhang the neighbours property.

They have also referred me to the three planning applications which all appear to have all had comments added in the past week, and up to a week after the stated close of the neighbour's consultation period. Is this correct?

With Kind Regards,

Nigel



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On Wed, 8 Oct 2025 at 10:55, Thomas Howe <Thomas.Howe@north-herts.gov.uk> wrote:

Hi Nigel,

Please can the plans be amended? Your client advised that the corner can be removed to not overhang.

I would require Cert B being served on the neighbour if there is an overhang.

Please can you advise of your preferred route?

Kind regards,



Thomas Howe
Planning Officer | Development
Management

01462 474249

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From: Nigel Cox <nigelcoxarchitects@gmail.com>
Sent: 07 October 2025 16:37
To: Thomas Howe <Thomas.Howe@north-herts.gov.uk>
Subject: Re: 10 West Hill, Hitchin

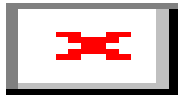
Dear Thomas,

As the north eastern corner of the lean-to shed was not part of any design proposal and is not accessible/visible from the garden on either side when I visited site, I assumed that it was rectilinear, which is what I have shown on the planning drawings.

As you now have a photo that shows the wall follows the boundary, I can amend the drawings if you require.

With Kind Regards,

Nigel



Nigel Cox Architects T: +44 (0)7849 886755 E: nigelcoxarchitects@gmail.com

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On Tue, 7 Oct 2025 at 15:11, Thomas Howe <Thomas.Howe@north-herts.gov.uk> wrote:

Good morning Nigel,

I note that the lean to is not shown on the site plan and the elevation plans show it much further from the boundaries. Please can this be clarified?

Thank you.

Kind regards,



From: Nigel Cox <nigelcoxarchitects@gmail.com>
Sent: 06 October 2025 12:20
To: Thomas Howe <Thomas.Howe@north-herts.gov.uk>
Subject: Re: 10 West Hill, Hitchin

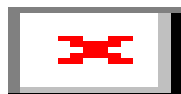
Dear Thomas,

The garden shed was not part of my scope of works, although it is shown on the latest drawings.

I will request whether the client owns the rear fence and get back to you asap.

With Kind Regards,

Nigel



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On Mon, 6 Oct 2025 at 12:14, Thomas Howe <Thomas.Howe@north-herts.gov.uk> wrote:

Hi Nigel,

I have received a query from a neighbour about a possible overhang of the boundary. Please can you confirm if this is on land outside of the ownership of No. 10? Thank you.



Kind regards,



**North
Herts**
Council



Thomas Howe

Planning Officer | Development
Management

01462 474249

www.north-herts.gov.uk

From: Nigel Cox <nigelcoxarchitects@gmail.com>
Sent: 01 October 2025 09:18
To: Thomas Howe <Thomas.Howe@north-herts.gov.uk>
Subject: Re: 10 West Hill, Hitchin

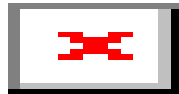
Dear Mr Howe,

My client advises there will be someone at home to give you access on Friday morning.

Don't hesitate to get in contract if you have any questions or queries.

With Kind Regards,

Nigel



Nigel Cox Architects T: +44 (0)7849 886755 E: nigelcoxarchitects@gmail.com

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On Tue, 30 Sept 2025 at 16:29, Thomas Howe <Thomas.Howe@north-herts.gov.uk> wrote:

Good afternoon,

Please can you advise if Friday morning is suitable for a site visit?

I do not require anyone to be present but request that a side gate be left open.

Do not hesitate to contact me by email or phone to discuss visit arrangements or the application that this relates to.

Kind regards,



Thomas Howe
Planning Officer | Development
Management
01462 474249
www.north-herts.gov.uk

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