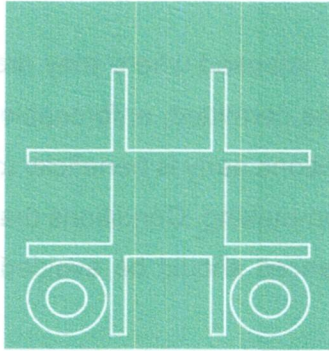




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18 July 2025

Planning Dept
North Herts District Council
Council Offices
Gernon Road
Letchworth
SG6 3JF

Dear Sirs

Re: Application To Vary Condition 5 Of Planning Permission 24/02624/RM: Reserved Matters application for approval of appearance, landscaping, layout and scale for outline application 22/02942/OP, granted 18.09.2024 for 10 dwellings.

This is an application to vary condition 5 of Reserved Matters Approval 24/02624/RM for residential development up to 10 dwellings at Land At, Heath Road, Breachwood Green, Hertfordshire, SG4 8PL.

Condition 5 states that:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Class B of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

NPPF Paragraph 56 states that:

Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision-making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

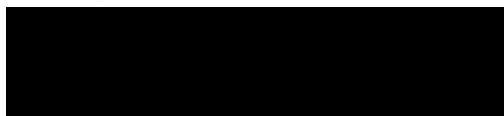
The Planning Practice Guidance states that planning conditions should be kept to a minimum, and only used where they satisfy all of the six tests (Paragraph: 003 Reference ID: 21a-003-20190723).

The Planning Practice Guidance (Paragraph: 017 Reference ID: 21a-017-20190723) also states that:

Conditions restricting the future use of permitted development rights or changes of use may not pass the test of reasonableness or necessity. The scope of such conditions needs to be precisely defined, by reference to the relevant provisions in the Town and Country Planning (General Permitted Development) (England) Order 2015, so that it is clear exactly which rights have been limited or withdrawn. Area-wide or blanket removal of freedoms to carry out small scale domestic and non-domestic alterations that would otherwise not require an application for planning permission are unlikely to meet the tests of reasonableness and necessity. The local planning authority also has powers under article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 to enable them to withdraw permitted development rights across a defined area, where justified.

We hereby apply to vary this condition to state that Plots 1 and 10 of the approved scheme are exempt from the Permitted Development restrictions. Currently the parking standards require only three spaces for a 4+ bed dwelling and if, in the future, the owners of Plots 1 and 10 wish to convert the roof space to form a fifth bedroom, there would still be suitable parking that meets the Local Authority's standards.

Yours faithfully

A black rectangular box redacting the signature of the Architect.

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