

Aubrey Technical Services

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VARIATION STATEMENT to SUPPORT VARIATION of CONDITION APPLICATION – 26th January 2026

Address: 21 St Katherines Close, Ickleford, Hitchin, Herts, SG5 3XS

Project:

Erection of an end-of-terrace two-bedroom dwelling following the demolition of the existing detached garage and minor alterations to the existing dwelling, together with associated parking area, private residential gardens, hard and soft landscaping for both the existing and proposed dwellings.

Planning Reference: 22/02765/FP

Proposed Changes to Condition 2 - Drawing numbers/references

Permission sought to vary the following approved plans to new plans reference:

Table of plans approved under Ref: 22/02765/FP and the Revised Plans proposed as substitutes to the submitted plans:

Plans approved with Ref. 22/02765/FP	Drawing Title	New Plan Ref.	Drawing Title
ODC - 22/21.01b	Floor Plans as Proposed	L1258/32	Floor Plans and Typical Section as Proposed
ODC - 22/21.02	Elevations as Proposed	L1258/33	Elevations as Proposed
ODC - 22/21.03a	Site Plan as Existing / Proposed	L1258/31	Site/Block Plan as Proposed

FLOOR PLANS

Specific changes detailed on new drawing L1258/32 – Floor Plans and Typical Section as Proposed

Ground Floor

- General rearrangement to incorporate part 'M' WC.
- Added electric vehicle charging point adjacent to front door.
- Added air source heat pump adjacent to French doors.
- Added drainage.

First Floor

- General rearrangement to utilise additional space in rear gable projection.

ELEVATIONS

Specific changes detailed on new drawing L1258/33 – Elevations as Proposed

Front Elevation

- Removed sidelight to front door.
- Added single casement window to serve ground floor WC.
- Added electric vehicle charging point.

Side Elevation (facing no. 21)

- Single-storey lean-to rear roof replaced with first floor element and gable roof.

Rear Elevation

- Single-storey lean-to rear roof replaced with first floor element and gable roof.
- Ground floor bi-fold door changed to French doors with sidelight.
- Added air source heat pump.

Side Elevation (facing Alotment Gardens)

- Single-storey lean-to rear roof replaced with first floor element with gable roof.
- First floor hallway window repositioned.

SITE/BLOCK PLAN

Specific changes detailed on new drawing L1258/31 – Site/Block Plan as Proposed

- Single-storey lean-to rear roof replaced with first floor element and gable roof.
- First floor element over passageway shown
- Added tree protection
- Added planting
- Added drainage