

Mark Bell Architects Ltd

Our Ref : 25/01545/NMA

Bloxham Mill
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Bloxham
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United Kingdom

Contact : Anne McDonald
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Date : 2nd July 2025

FAO: Miss Lauren Dalton

Dear Sir / Madam,

Non-Material Amendment : Insertion of additional window to plot 4 kitchen/dining area, change the main entrance canopy to oak framed gable canopy, new roof lights to the second-floor flats and relocate air source heat pumps and cycle store. (as Non-Material Amendment to planning permission 23/01446/FP granted 08.04.2024)
1 Pirton Road, Hitchin, Hertfordshire, SG5 2BD

I write in response to your application, named above. I have considered this application and can confirm on behalf of the LPA that this application is **REFUSED** on the basis that:

1. Application 25/00230/DOC has approved landscaping to the west side of the building and this proposal is in conflict with these agreed details.
2. The removal of landscaping next to the neighbour no.3 and the locating of a cycle store and air source heat pumps in this location are changes that could negatively affect the residential amenity of the neighbour no.3 and are changes that need to be the subject of a planning application where both the neighbour and the Environmental Health team are consulted.
3. The siting of 8 air source heat pumps (no heat pump is shown for flat 3) is operational development that is considered to be of a scale that requires planning permission in its own right and cannot be considered as a non-material amendment to an existing planning permission.

Please note that in my view objections are likely to be raised to any changes that would result in harm on the residential amenities of no.3.

Yours faithfully



Shaun Greaves
Development and Conservation Manager

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