

North Hertfordshire District Council
Development and Conservation
PO Box 10613
Nottingham
NG6 6DH

8th September 2026

Dear Sirs,

Hillcrest and land at Tussocks, The Causeway, Therfield

Erection of seven dwellings (4 x 3-bed and 3 x 4-bed) including creation of vehicular access off The Causeway, footpath, carport, parking, landscaping, and associated works following demolition of existing dwelling and outbuildings (as amended by plans and information received 22nd October 2024 and 18th November 2024).

Section 73 application to vary conditions 2, 13, 22 and 24 imposed on planning permission LPA reference 24/01371/FUL

Please find enclosed a Section 73 application to include a double garage at the front of plot 5, along with an extended driveway to provide access to the garage.

Internal and external changes to the house for Plot 5 approved under 25/02144/NMA, providing a first floor study and reorganisation of the ensuite and dressing room with a repositioned side first floor window; and, changing the first floor rear bedroom window back to a standard window rather than a Juliette balcony window.

There is a proposed change to the ground floor rear window and patio door to a bi-folding door for Plot 4.

The surface water drainage scheme has also been amended through a technical review.

This application seeks to vary the following conditions:

Condition 2 - The list of approved plans be amended to:

478.01, 478.02G, 478.03K, 478.08E, 478.10, 478.11F, 478.12a,, 478.15E, 478.16, 478.17E, 478.18C, 478.67A, TS18-197Q1, TS22-399-1, SK01B, PR271-01K, PR271-02G

Condition 13 - amend to:

The development hereby permitted shall be carried out in accordance with plan reference 478.61B showing details of the proposed finished floor levels; ridge and eaves heights of the building hereby approved. The submitted levels details shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves and ridge heights of immediately surrounding properties. The development shall be carried out as approved.

Condition 22 - amend to:

The development hereby permitted shall be carried out in accordance with the Construction Surface Water Management Plan dated 03/09/2026. The scheme shall subsequently be implemented in accordance with the approved details prior to and during the construction phase.

Condition 24 - amend to:

The surface water drainage strategy for the development shall be carried out in accordance with the following approved drawings:

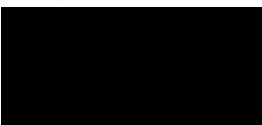
C 01 P4, C 02 P5, C 03 P8, C 04 P10, C 05 P3, C 06 P3, C 07 P1, C 08 P2, C 09 P1, and C 10 P1.

A copy of Thames Water Notice of consent to connect the drainage system to a public sewer / public lateral drain is included with this submission.

Also included with the application is a revised Biodiversity Net Gain Assessment and Metric and an Arboricultural Impact Assessment.

If you have any queries, please do not hesitate to contact me.

Yours sincerely,



Peter Biggs BSc (Hons) DIP TP MRTPI
Director
PJB Planning