

Our Ref: LF/ms/18053

11 April 2025

North Hertfordshire Council
Development and Conservation
Council Offices
Gernon Road
Letchworth
SG6 3JF

Planning Portal Ref: PP-13940205



**Barker Parry Town
Planning Ltd**

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Dear Sir/Madam

**Non-Material Amendment to Planning Permission 24/02386/FUL under
Section 96a of the Town and Country Planning Act 1990 (as amended)**

On behalf of Ravenscourt Investments Limited we enclose an application seeking a non-material amendment to the above permission to amend the wording of Condition 10. Condition 10 currently reads as follows:

"Prior to the commencement of the construction of any of the dwellings hereby permitted, the main vehicular access shall be provided 5.5 metre wide complete with 8 m radius kerbs and thereafter retained at the position shown on the approved "in principle plan" drawing number PL 1001 revision D, the footway leading from the development shall also extend to the south side of the new access for a minimum distance of 10 metres and shall include for pedestrian dropped kerbs, tactile paving and corresponding dropped kerbs and tactile paving to the opposite side of the High Street. These works shall be constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction and shall be secured and undertaken as part of the s278 works. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway."

It is sought to be amended as follows:

"Prior to the first occupation of the dwellings hereby approved, the main vehicular access shall be provided 5.5 metres wide complete with 8 m radius kerbs and thereafter retained at the position shown on the approved "in principle plan" drawing number PL 1001 revision D, the footway leading from the development shall also extend to the south side of the new access for a minimum distance of 10 metres and shall include for pedestrian dropped kerbs, tactile paving and corresponding dropped kerbs and tactile paving to the opposite side of the High Street. These works shall be constructed to the specification of the Highway

Steven Barker
Director
MA (Cantab) MA

Liz Fitzgerald
Managing Director
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Authority and Local Planning Authority's satisfaction and shall be secured and undertaken as part of the s278 works. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway."

As set out in the approved construction management plan (application reference 24/02533/DOC), access for construction purposes is not proposed to be taken from this central access point and therefore the main access into the site is not required until such time as the properties are ready for occupation, accordingly, the condition is not required to be a pre-commencement obligation.

On this basis we would appreciate the condition being amended to allow development to commence on site whilst discussions with the Highway Authority continue to secure the final s278 Agreement.

Should you require any further information or wish to discuss the matter, please do not hesitate to contact me.

Yours faithfully,

A solid black rectangular box used to redact the signature of Liz Fitzgerald.

Liz Fitzgerald
Managing Director