

## COVER LETTER

23 January 2026

North Hertfordshire District Council

PROPOSAL: Variation of condition 5 (to extend opening hours) of planning permission 22/01991/S73 approved on 27/11/2023 for 'Variation of condition 2 of planning permission 18/01577/FP'.

SITE LOCATION: 4 Station Parade, Letchworth Garden City, Hertfordshire, SG6 3AW

### **Variation of condition 5 of 22/01991/S73**

We herewith enclose an application for the variation of Condition 5 to extend opening hours for 4 Station Parade, Letchworth Garden City, Hertfordshire, SG6 3AW.

The planning history for this site is as below:

**19/01577/FP** Change of Use from A2 (Estate Agent) to A5 use class (pizza takeaway) including replacement shop front and installation of duct on rear elevation. – **Approved 18/11/2019**

**22/01991/S73** Variation of condition 2 of planning permission 19/01577/FP. – **Approved 27/11/2023.**

**26/00003/1BOC** In breach of conditions, trading outside of permitted times.

The applicant would like to submit this variation of condition 5 application to regulate opening hours and make it in line with the licensing. These hours are already approved by the Council's licensing department under Premises Licence (number 11453) and the unit operates with these hours for the last 5 years without any issues.

The condition 5 of 22/01991/S73 states:

"5. The use hereby approved shall not trade after midnight on any day.

Reasons: To safeguard the reasonable living conditions of neighbouring residential properties. "

This submission would like to vary this condition as:

"5. The use hereby approved shall not trade after midnight Sundays to Thursdays and after 02:00 the next day on Fridays and Saturdays."

Considering the site is within a parade of shops and very close to Letchworth Station, the opening hours until 2 am only on Fridays and Saturdays would not result in harm to the area or to the neighbouring amenities. As it is only for two days a week and additional two hours and in line with the premises licence, therefore no objections received from police department, fire department and noise team. Therefore, the proposed extended hours should be reasonable increase and should not be objected.

In the light of the above, we trust that the application is in order and look forward to receiving your confirmation of validation and approval. However, if you need any further information please do not hesitate to contact me.

Best regards,  
Ramazan Ganidagli