

7 February 2025

BBR Design
7 Paynes Park
Hitchin
SG51EH
United Kingdom

Our Ref : 25/00097/NMA

Contact : Andrew Hunter
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Dear Sir / Madam,

**External render (as Non-Material Amendment to planning permission 20/01638/FP granted on appeal 01.02.2022)
61 Radcliffe Road, Hitchin, Hertfordshire, SG5 1QG**

I have reviewed the application documents and I consider given the scale of the changes proposed, that the changes are material and therefore require a new planning application to be submitted.

While there is no 'technical' definition for what constitutes non-material, each case is considered on its own merits to determine what is 'material' to that case.

However in this instance, I consider the changes proposed to the design and appearance of the original scheme are of a type that they would have a material impact, as they would be noticeable to neighbours, and would be a clear alteration to its design and appearance. The proposed changes are such that they are not considered non-material.

Yours faithfully



Shaun Greaves
Development and Conservation Manager

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