

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	34
Suffix	
Property Name	
Address Line 1	Grays Lane
Address Line 2	
Address Line 3	Hertfordshire
Town/city	Hitchin
Postcode	SG5 2HH

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
517781	229134
Description	

Applicant Details

Name/Company

Title

Mr

First name

Surname

Portelli

Company Name

Address

Address line 1

34 Grays Lane

Address line 2

Address line 3

Town/City

Hitchin

County

Hertfordshire

Country

Postcode

SG5 2HH

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
- ☐ No
- ☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Part two storey and part single storey rear extension. Alterations to existing attached garage to include insertion of rear window to facilitate partial garage conversion into habitable accommodation. Alterations to fenestration and external render (amended plans received 19/11/2025)

Reference number

25/02569/FPH

Date of decision

27/11/2025

What was the original application type?

Householder planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☒ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☐ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Minor amendment to approved kitchen window and rear doors. Inclusion of proposed flat roof lights to rear extension.

Please state why you wish to make this amendment

To make minor amendments to the approved plans by slightly increasing the size of the proposed kitchen window and rear doors, and adding rooflights to the rear extension. These changes are intended to improve natural light and the functionality of the living space, while maintaining the overall design and scale of the approved development.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

PL-500 - EXISTING PLANS AND ELEVATIONS
PL-505 - PROPOSED PLANS - REV_B
PL-506 - PROPOSED ELEVATIONS - REV_B

New plan/drawing numbers

PL-505 - EXISTING PLANS
PL-506 - EXISTING ELEVATIONS
PL-605 - PROPOSED PLANS
PL-606 - PROPOSED ELEVATIONS

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
- ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☒ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
- ☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Abdul Haque

Date

29/07/2026