

8 May 2026

DLA Town Planning Ltd
5 The Gavel Centre Porters Wood
St Albans
AL3 6PQ
GB

Our Ref : 26/00973/NMA
Contact : Ben Glover
Direct Line: 01462 474248
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Dear Sir / Madam,

**Removal of solar panels (as Non-Material Amendment to application reference
23/00563/FP granted 22.04.2025)
Land On The South Of, Oughtonhead Lane, Hitchin, Hertfordshire, SG5 2NA**

The application seeks a non-material amendment under Section 96A of the Town and Country Planning Act 1990 to remove the approved solar panels from the development granted planning permission under application reference 23/00563/FP.

There is no statutory definition of what constitutes a material or non-material amendment and each case must be considered on its own merits, having regard to the nature and scale of the proposed change and the original planning application.

In this case, the approved solar panels were afforded positive weight in the officer report accompanying the original planning permission. The inclusion of the solar panels formed part of the wider assessment and planning balance, and therefore contributed towards the decision to approve the proposal.

The proposed removal of the solar panels from the approved scheme would therefore result in a material change to the approved development. As such, the proposed amendment cannot reasonably be regarded as non-material.

The Local Planning Authority therefore consider the proposed amendment to be material and that the alteration falls outside the scope of a Section 96A application. The application for a non-material amendment is therefore refused.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S Greaves', written in a cursive style.

Shaun Greaves

Development and Conservation Manager

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