

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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

tom

Surname

Hanson

Company Name

Hanson Services Ltd

Address

Address line 1

6A Melbourn Street

Address line 2

Address line 3

Town/City

Royston

County

Hertfordshire

Country

Postcode

SG8 9BZ

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

Please add details of all persons notified

Name of person notified:
***** REDACTED *****

House name:
Grange Bottom

Number:

Suffix:

Address line 1:

Address Line 2:

Town/City:
Royston

Postcode:
SG8 9DF

Date notice served:
26/03/2026

Description of Your Proposal

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

Erection of ten dwellings (2 x 2bed, 2 x 3 bed, 4 x 4 bed and 2 x 5 bed) with ancillary works including alterations to existing vehicular access, new access road, parking and landscaping.

Reference number

21/02957/FP

Date of decision

25/07/2023

What was the original application type?

Full 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

To add a sentence to a number of conditions to allow a minor start on site to implement the planning approval by adding the words

" ...other than the excavation and concreting of the foundations to the pair of garages serving plots 9 & 10 or demolition of the existing workshops in the vicinity of plots 1 and 2 on plan numbers HAN/BAR21/01E and HAN/BAR21/02A"

To Condition numbers

3 External Materials,

4 hard and soft landscaping,

8 Biodiversity Management Plan,

13, Foul water/ sewerage,

14 Construction traffic management plan (only a days work for a mini digger and one visit by a grab lorry and one by a cement mixer) ,

15 Construction management plan (as 14)

19 WSI attached - is a watching brief possible on this small excavation ?

22, No contamination has been found - reports deposited with original application.

The site is located on chalk very close to the surface resulting in a shallow dig

Please state why you wish to make this amendment

Due to ongoing UKPN works in the vicinity of the site the applicants are unable to start work in full and seek approval of the suggested amendments to the

Pre start conditions to allow a limited minor start of works which will result in the planning approval being implemented and then stop work until they re allowed to continue site works when UKPN have completed their works

Are you intending to substitute amended plans or drawings?

- ☐ Yes
- ☒ No

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Email received from Henry

Date (must be pre-application submission)

13/07/2026

Details of the pre-application advice received

In my informal view , demolition of the existing building could likely be considered a sufficient material start to implement the condition.

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

michael easton

Date

15/07/2026