

Mrs Hannah Walsh
Axis
1st Floor, Barfield House
Alderley Road
Wilmslow
SK9 1PL

Our Ref : 26/00733/NMA

Contact : Paul Chaston
Direct Line: 01462 474433
Email : paul.chaston@north-herts.gov.uk

11 September 2026

Dear Sir / Madam,

**Amendment to approved plans pursuant to Condition 2, and associated updates to details pursuant to Condition 3 (infrastructure details), 6 (Construction Environmental Management Plan), 8 (Construction Traffic Management Plan), 9 (Landscape and Ecology Management Plan), 10 (Fire Risk Management Plan), 12 (Landscaping Details), and Conditions 17 and 18 (Drainage Details) – as Non-Material Amendment to planning permission reference 21/03380/FP granted on 11.03.2024.
Land To The North And East Of Great Wymondley, Arch Road, Great Wymondley, Hertfordshire.**

The application seeks a non-material amendment under Section 96A of the Town and Country Planning Act 1990 to the development granted planning permission under application reference 21/0380/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 proposed amendments to the approved scheme would result in a material change to the approved development. As such, the proposed amendments cannot reasonably be regarded as non-material.

The Local Planning Authority therefore consider the proposed amendment to be material and that the alterations fall 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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