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Our Ref : 25/00557/NMA
Contact : Sarah Kasparian
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Date: 2 April 2025

Dear Sir / Madam,

The substitution of three plots (plots 8, 9 and 10) on the development site with associated amenity, parking and infrastructure. The amendments are self-contained so do not have wider impacts on the layout, and seek to replicate the materials and features of the original house types (as non-material amendment to planning permission 22/03092/FP granted on 06.02.2024).

Land To The East Of Foxholes And Gainsford House And On The West Side Of, Crow Furlong, Hitchin, Hertfordshire,

I refer to your application to make a non-material amendment for the above full planning permission. The change relates to condition 2 regarding approved plans.

The amendment sought is to change three house types relating to plots 8, 9 and 10 on the approved site plan, together with a slightly increased size of the single garage associated with plot 8. The new internal measurements of the garage will be 3.3m x 7m. For the house types it is noted that the size of the units is not changing significantly, and the overall housing mix is not affected. The house on plot 10 will not encroach any closer to Crow Furlong and into the complimentary habitat buffer. The overall character, appearance and materials is not greatly changed from the approved plans.

I can confirm on behalf of the North Hertfordshire District Council that the amendments are considered to be minor and can be treated as a non-material amendment to planning permission reference number 22/03092/FP granted permission on 15 March 2024.

For the avoidance of doubt the drawing number(s) approved as a Non-Material Amendments is as follows:

- 2025-02-11 181-PS-1-101-A
- 2025-02-11 181-PS-1-200-E
- 2025-02-11 181-PS-1-210-D
- 2025-02-11 181-PS-1-220-A

Yours faithfully

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

Shaun Greaves
Development and Conservation Manager

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