NORTH HERTFORDSHIRE DISTRICT COUNCIL

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22 March 2018

Mr P Donaghy
Studio 4 Design
City Factory
100 Patrick Street
Derry City
N Ireland
BT48 7EL

Our Ref : 18/00625/NMA

Contact : Richard Tiffin
Direct Line: Area Planning Officer
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Dear Mr Donaghy,

Change in residential floor heights from 2.3m to 2.440m along with associated changes to elevations. Internal apartment floor, layouts revised and additional passenger lift added to block B, as a Non Material Amendment to Planning application 14/01080/1 granted on 24/02/2015.
Garden Square Shopping Centre, Leys Avenue, Letchworth Garden City, Hertfordshire,

I refer to your application for the above changes to be considered as non-material amendments (NMA) to the approved scheme.

Having discussed the nature of the changes with the Council's conservation officer, I am concerned that the range of changes, in combination, would amount to material changes in the appearance of the development.

I have consulted the guidance pertaining to 'Flexible options for planning permissions' in the National Practice Guidance and this clearly establishes that decisions as to whether something is 'non-material' must be context orientated. This scheme is large in the context of the Letchworth conservation area and I am of the view that the scope of the changes being proposed, which while they may be minor individually, will, in combination, change the scheme consulted on originally in a material sense. This conclusion offers no commentary on the merits of these changes, it is simply a pronouncement as to whether they can be considered material

or otherwise in the circumstances.

In my view , the proposed changes in combination require the submission of a new planning application or, at the very least, an application for Minor Material Amendments (MMA) but can not be considered non-material.

If however, you were to limit the changes applied for to only those set out in the first paragraph of your emailed schedule of the 22nd March 2018, (as follows) and shown on the elevation drawings submitted:

Window locations amended and window types standardised to 3 typical sizes
Stone cornice at eaves replaced with traditional timber soffit and fascia
Stone cladding to chamfer (Block A) replaced with through coloured render

these would be considered non-material provided there was no increase in building height.

Yours faithfully,



Simon Ellis
Development & Conservation Manager