

Non-Material Amendment Supporting Statement

11 Kingswood Avenue, Hitchin, Hertfordshire, SG4 0PA

Planning Application Ref: 26/00109/FP

Planning Appeal Ref: 6008022

Introduction

This statement has been prepared in support of an application under Section 96A of the Town and Country Planning Act 1990 for non-material amendments to the planning permission granted at appeal for 11 Kingswood Avenue, Hitchin.

Planning permission was granted on 3 September 2026, following Appeal Ref. 6008022, for:

“Demolition of the existing semi-detached dwelling and erection of a replacement two-storey detached dwellinghouse with associated amenity space, landscaping, revised vehicular access/driveway and parking, and associated drainage works.”

The Inspector allowed the appeal and granted planning permission in accordance with application Ref. 26/00109/FP, subject to the conditions contained within the appeal decision. Condition 2 requires the development to be carried out in accordance with the approved drawings. This application seeks approval for minor amendments arising through the detailed design development of the dwelling and the substitution of the relevant approved drawings with the revised REV 10 drawings dated 17 September 2026.

Proposed Amendments

The proposed amendments are limited in nature and primarily relate to minor alterations to the arrangement and dimensions of window and door openings associated with refinements to the internal layout.

The principal amendments comprise:

Front / East Elevation

The ground-floor window serving the playroom has been revised in size and arrangement to provide a window consistent with the proportions and appearance of the other principal windows on the front elevation.

The overall composition of the front elevation, including the central entrance, two-storey form, roof arrangement and first-floor fenestration, remains consistent with the approved design.

Side Elevations

Minor alterations have been made to the position and arrangement of ground-floor openings to correspond with the refined internal layout, including the utility and office accommodation.

The first-floor flank-window arrangements and their privacy treatment remain as shown on the submitted drawings, with first-floor flank windows specified as obscure glazed and fixed shut/non-opening below 1.7m above finished floor level.

Nature of the Amendments

The amendments have arisen through the detailed design and technical development of the approved dwelling.

Importantly, the amendments do not alter the fundamental form or nature of the development granted planning permission. The replacement dwelling remains a two-storey detached dwelling of the same overall design and character.

The proposed amendments do not materially alter the relationship of the dwelling with neighbouring properties or the wider street scene. The principal architectural form, roof arrangement and external material palette are retained. The revised elevations continue to specify Kassandra Multi Red Brick, a tiled pitched roof with black fascia and soffit, and cream double-glazed uPVC windows.

The changes are therefore considered limited and proportionate in the context of the development as a whole.

Drawing Substitution

The application seeks the substitution of the relevant drawings controlled by Condition 2 as follows:

Approved Drawing	Proposed Replacement
HD235506 D01 REV09	HD235506 D01 REV10
HD235506 D03	HD235506 D03 REV10
HD235506 D05 REV09	HD235506 D05 REV10
HD235506 D07 REV09	HD235506 D07 REV10
HD235506 D09	HD235506 D09 REV10

The replacement drawings are contained within the submitted planning drawing package dated 17 September 2026. The revised D03, for example, is expressly identified as HD235506 D03 REV10.

Conclusion

The amendments sought are minor refinements arising through the detailed design development of the approved dwelling.

They principally comprise modest alterations to window and door openings and associated internal layout refinements. They do not fundamentally alter the nature, overall architectural form or character of the replacement dwelling granted permission under application Ref. 26/00109/FP and Appeal Ref. 6008022.

It is therefore respectfully requested that North Herts Council approve the proposed amendments as non-material amendments and substitute the revised REV 10 drawings dated 17 September 2026 for the corresponding drawings currently approved under Condition 2.