

26 September 2024

Mr Colin Rowe
38 Ferrars Avenue
Eynesbury
St Neots
PE19 2TZ

Our Ref : 24/01972/NMA

Contact : Thomas Howe
Direct Line: 01462 474249
Email : thomas.howe@north-herts.gov.uk

Dear Sir / Madam,

**Infill between rear dormer windows to create a single box dormer (as non-material amendment to planning permission 23/02419/FPH granted on 28/11/2023).
20 Brook View, Hitchin, Hertfordshire, SG4 9NY**

The proposed alterations constitute a material change to the external appearance of the previously approved scheme that would also have a material impact upon the design of the proposed development. Therefore, a new planning application will be required.

Whilst there is not a technical definition of what constitutes a material or non-material alteration, each case must be taken and considered on its own merits to determine what is material to the case.

In this instance, I consider the change in external materials would have a material impact upon the design of the approved scheme (23/02419/FPH). Therefore, the non-material amendment is refused.

Yours faithfully



Shaun Greaves
Development and Conservation Manager

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>