

23 June 2026

Home Extension Designs Ltd
REAR OF 62 BRIDGE ROAD EAST
WELWYN GARDEN CITY
AL7 1JU
GB

Our Ref : 26/01483/NMA
Contact : Thomas Howe
Direct Line: 01462 474249
Email : thomas.howe@north-herts.gov.uk

Dear Sir / Madam,

**No raising of roof required, flat roof dormers (as existing design), Juliette balconies to rear dormer, extension of porch roof and no single storey rear extension as non-material amendment to planning permission reference 25/03244/FPH granted on 12.02.2026).
27 Lytton Fields, Knebworth, Hertfordshire, SG3 6BA**

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 amendments, given the significant omission of elements of the scheme, and the changes to the dormer windows within the roof slope, would have a material impact upon the design and scale of the approved scheme (25/03244/FPH). Therefore, the non-material amendment is hereby refused.

Yours faithfully



Shaun Greaves
Development and Conservation Manager

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