



www.north-herts.gov.uk

Design Team Consultants Ltd

Our Ref : 26/01002/NMA

Business And Technology Centre
Bessemer Drive
Stevenage
SG1 2DX
United Kingdom

Contact : Henry Thomas
Direct Line : 01462 474138
Email : henry.thomas@north-herts.gov.uk
Date : 27th April 2026

FAO: Andrew Hayward

Dear Sir / Madam,

Non-Material Amendment : Change from a single garage to a double garage and change of position (as non-material amendment to planning permission reference 24/00482/FP granted on 11.10.2024).

Munts, Maiden Street, Weston, Hitchin, Hertfordshire, SG4 7AG

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 and neighbouring amenity. 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 enlargement and relocation of the detached garage would have a material impact upon the design and scale of the approved scheme (24/00482/FP). Therefore, the non-material amendment is recommended for refusal.

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>