

29 October 2024

Mr Dan Wilson
Gemini House
Mercury Park
Mercury Park
Wooburn Green
HP10 0HH
United Kingdom

Our Ref : 24/02171/NMA

Contact : Sarah Kasparian
Direct Line: 01462 474251
Email : sarah.kasparian@north-herts.gov.uk

Dear Sir / Madam,

**Changes to house types and hard landscaping (as Non-Material Amendment to planning permission 22/03092/FP granted 15.03.2024)
Land To The East Of Foxholes And Gainsford House And On The West Side Of, Crow Furlong, Hitchin, Hertfordshire,**

I refer to your application to make a non-material amendment for the above planning permission. The key issue for consideration is whether the proposed amendments would constitute a material amendment to the previously granted scheme.

I cannot agree to the proposed changes above as a non-material amendment to the planning application because the impact of the changes may have an impact on the landscape, character and appearance of the site, and impact on residential amenity in relation to building heights, built footprint, roof shapes and materiality. There would also be noticeable differences between market homes compared to affordable homes contrary to Policy HS2.

The proposal would result in significant changes beyond the scope of this type of application, and therefore this application for these changes is hereby refused.

Yours faithfully



Shaun Greaves
Development and Conservation Manager

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