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Date : 5th June 2026

FAO: Andrew Hayward

Dear Sir / Madam,

Non-Material Amendment : Minor changes to the fenestration and materials (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. 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 of materials and insertion of Juliet Balcony would have a material impact upon the design of the approved scheme (24/00482/FP).

Therefore, the non-material amendment is recommended for refusal.

Yours faithfully

Shaun Greaves
Development and Conservation Manager

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