

SUPPORTING PLANNING NOTE

Non-Material Amendment under Section 96A

Site	Land on the North Side of Pirton Road, Holwell, Hertfordshire, SG5 3SN
Planning Permission	24/01620/S73
Original Permission	22/01687/FP

This application seeks a Non-Material Amendment under Section 96A of the Town and Country Planning Act 1990 to planning permission 24/01620/S73, granted on 3 September 2024. The amendment relates solely to Plots 3-6 and seeks to regularise two minor items of external detailing as constructed: omission of the decorative chimney stacks and omission of the brick soldier courses above the window openings.

The Section 73 application itself concerned the variation of Condition 2 (revised plans). In granting that permission, the Local Planning Authority also imposed a new Condition 14 requiring each dwelling to be provided with an air source heat pump. This additional requirement changed the heating strategy for the development and rendered the decorative chimney stacks functionally redundant. The stacks were therefore omitted as the detailed design responded to this requirement. It is also relevant that the subsequent materials details approved pursuant to Condition 3 did not show chimney stacks on Plots 3-6.

The brick soldier coursing was also omitted during detailed design. On review, this detailing was considered at odds with the traditional rural barn-style architectural treatment adopted for these dwellings, particularly the relationship between the window openings, horizontal cladding and brick plinth. Its inclusion on the earlier elevations was therefore an oversight which the amended drawings now seek to correct and regularise.

The amendments are limited entirely to these external architectural details. There is no change to the siting, footprint, scale, massing, ridge or eaves heights, floor areas, window or door positions, access, parking, landscaping or use of the approved dwellings.

The amendments result in minor changes to the external appearance of the dwellings but do not materially alter the overall character, design or planning impacts of the approved development. They are therefore considered to constitute Non-Material Amendments for the purposes of Section 96A of the Town and Country Planning Act 1990 and approval of the application is respectfully requested.

Amended drawings submitted

- OAKPL-01A - Plot 3 & 4 Plans - Non Material Amendment
- OAKPL-01B - Plot 5 & 6 Plans - Non Material Amendment

Founthill Holwell Ltd

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