



Mr Bert Rodrigues  
393 St Albans Road West  
Hatfield  
Hertfordshire  
AL10 9RU

Dear Mr Rodrigues,

**RE: 6/2015/2459/NMA – Non-material amendment following approval of planning permission: 6/2015/2459/HOUSE – ‘Erection of single storey front, side and rear extension involving the demolition of the existing garage.’**

Thank you for your recent application seeking permission for a non-material amendment to planning permission: 6/2015/2459/HOUSE - *“Erection of single storey front, side and rear extension involving the demolition of the existing garage.”*

Planning permission has been granted for a single storey front, side and rear extension featuring a flat roof and dummy pitched roof to the front. The application subject to this non-material amendment application proposes a number of alterations to the roof of the permission. The proposal would encompass a side/rear pitched roof with hipped end and partial pitched roof additions to the side extension.

In deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.

The proposal results in changes to the roof details and an increase in the height of the side and rear elements of the planning permission as originally granted. These changes are not representative of a non-material amendment. As a result, I confirm that your request for a non-material amendment has been refused.

Please note that there is no right of appeal against the refusal of a non-material amendment application. You may therefore wish to submit a new part-retrospective householder planning application which includes the proposed material changes under the same application description to that of the original planning permission. Provided this application is submitted within 12 months from the determination of the original planning permission, there will be no planning fee payable. Please note that this suggestion does not indicate whether or not the development is likely to be approved or refused should you submit such an application.

Yours sincerely,

**David Elmore**

A handwritten signature in cursive script that reads "David Elmore". The signature is written in a dark ink and is positioned below the printed name.

**Development Management Officer**