



Planning and Regeneration

The Forum, Marlowes, Hemel Hempstead, Herts, HP1 1DN

Email: planning@dacorum.gov.uk Telephone: 01442 228671

www.dacorum.gov.uk

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Mascalls

Address Line 1

Coppice Close

Address Line 2

Little Gaddesden

Address Line 3

Hertfordshire

Town/city

Berkhamsted

Postcode

HP4 1QN

Description of site location must be completed if postcode is not known:

Easting (x)

500663

Northing (y)

212538

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- Yes
 No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- Yes
 No
 Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Planning permission was granted for a first-floor rear extension and alterations under reference 21/00240/FUL. The side and rear of the first floor of the approved extension was designed to be clad in dark feather edged timber boarding.

Reference number

21/00240/FUL

Date of decision

20/12/2021

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- Householder development:** Development to an existing dwelling-house or development within its curtilage
 Other: Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

The pre-application requests a view as to whether the approved extension which has been granted using black/dark feather edged boarding could be amended to instead have an alternative composite wood material. The owner has suggested the Millboard Collection material

Please state why you wish to make this amendment

Eco Friendly/Maintenance/in keeping with initial proposal/

Are you intending to substitute amended plans or drawings?

Yes

No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

23/02827/PRHW

Date (must be pre-application submission)

10/12/2023

Details of the pre-application advice received

I have reviewed the approved consent to understand whether an alteration to the approved material would be acceptable and if so material. Of relevance to this consideration is the comments from the Chiltern Society. They said: "It (the extension) will not extend the footprint of the buildings, nor noticeably affect the distant view. The high Roofs being added are not much higher if at all than the existing roof, so I cannot find a logical reason to reject it. It will be a bit of a mish-mash, but so is the existing building. I am not aware of its age but it is not listed, so alterations cannot raise much opposition".

As the property is located within the Chilterns AONB and particular regard should be had to the Chilterns Design guide which recommends the use of traditional building materials including traditional timber boarding, here a composite substitute would be acceptable. This is because the cladding is to the rear of the property and it appears to be well screened from longer views. It is noted that the Chilterns Society commented on this point also at application stage. I would recommend that a non-material amendment is submitted to regularise the change of materials however and this would be a formal decision of the council that the change of materials would not be of significant concern as the composite would be of similar appearance from longer views.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Gary Humphrey

Date

11/12/2023