

## DELEGATED FILE NOTE

**CASE OFFICER:** ...Andrew Hunter.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                                                                                                                                           | APPLICATION SITE                                                                                      |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| 24/01874/NMA             | 1. Revision to the paving and landscaping. 2. Proposed handrail at the top of the retaining wall. 3. Removal of Bonnet Hips and replacement with Mitred Tiles on 6 no. 135 degree hips to block A and B (as non-material amendment to planning permission 20/01714/FP granted on 14.06.2021). | Site Of Former Foundation House<br>Icknield Way<br>Letchworth Garden City<br>Hertfordshire<br>SG6 1UD |

### **Submitted Plan Nos**

FHL-KSA-BA-RP-D-A-108B-Block A FHL-KSA-BA-ZZ-D-A-300E-Block A FHL-KSA-BA-ZZ-D-A-302C-Block A  
 FHL-KSA-BA-ZZ-D-A-306E-Block A FHL-KSA-BB-RP-D-A-118B-Block B FHL-KSA-BB-RP-D-A-119B-Block B  
 FHL-KSA-BB-ZZ-D-A-310E-Block B FHL-KSA-BB-ZZ-D-A-311D-Block B FHL-KSA-BB-ZZ-D-A-312E-Block B  
 FHL-KSA-BB-ZZ-D-A-315C-Block B FHL-KSA-BB-ZZ-D-A-316E-Block B FHL-KSA-XX-XX-D-A-002L

## **1.0 Policies**

## **2.0 Site History**

- 2.1 20/01714/FP - Erection of 57 dwellings comprising of 18 x 1-bed apartments and 39 x 2-bed apartments including provision of car parking with all associated ancillary and landscaping works following demolition of existing office building (Amended by plan received 17.09.20) – Approved 14/06/21.

## **3.0 Representations**

- 3.1 None received.

## **4.0 Planning Considerations**

### **4.1 Site and Surroundings**

- 4.1.1 The site is an office building and car park, with planning permission to be redeveloped to residential.

### **4.2 Proposal**

- 4.2.1 The application proposes the following amendments to planning permission 20/01714/FP:
- ☐ Alterations to some areas of landscaping to provide additional paving to access external gas meters.
  - ☐ The addition of a handrail to the top of a retaining wall at the rear of the site near the west side boundary.
  - ☐ Alterations to roof detailing comprising the removal of Bonnet Hips and replacement with Mitred Tiles on 6 no. 135 degree hips to blocks A and B.

### **4.3 Key Issues**

- 4.3.1 The key issue for consideration is whether the proposed amendments would constitute a material alteration to the previously granted scheme.
- 4.3.2 The alterations are considered small in the context of the scale of the site and approved development. The proposed amendments will result in the development appearing very similar to its original plans, is not considered that it would be noticeable to neighbours, and would not result in other alterations that could be considered material.

- 4.3.3 For the reasons above I consider that the proposed alterations would not materially alter the nature of the previously granted permission. I am therefore satisfied that the amended scheme would be acceptable in planning terms.

#### 4.4 **Conclusion**

- 4.4.1 The proposed changes to the scheme are not considered to be 'material' alterations to the previously granted planning permission. It is therefore my view that the non-material amendments are **AGREED**.

#### 5.0 **Recommendation**

- 5.1 That the non-material amendment is **AGREED**.

|                                                                                                                              |                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Signed</p> <p></p> <p>Anne McDonald</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer</p> <p><b>Date:</b> 4 September 2024</p>                                                              |                                                                                                                                                 |