

DELEGATED FILE NOTE

CASE OFFICER: ...Ben Glover.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02018/NMA	Amend the specification of section of fence on approved landscaping drawing B18103 102B (as non-material amendment to planning permission 19/00248/FP granted on 11.06.2021).	Land West Of Royston Bypass Royston Hertfordshire

Submitted Plan Nos

3270-HIA-ZZ-XX-DR-A-0102

1.0 Policies

2.0 **Site History**

- 2.1 19/00248/FP - Erection of a 73-bed care home (within Class C2), parking, access, landscaping and other associated works (as amended by plans received 11 November 2019) – Granted Conditional Permission at appeal.

3.0 **Representations**

- 3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is a care home site situated off the A505 and Desborow Lane, Royston. The site is not within a conservation area.

4.2 **Proposal**

- 4.2.1 The following amendment is sought to planning permission 19/00248/FP:

“Amend the specification of section of fence on approved landscaping drawing B18103 102B (as non-material amendment to planning permission 19/00248/FP granted on 11.06.2021).”

- 4.2.2 The submitted application form states the following regarding the details of the proposed changes:

“We wish to install proposed fence as it wont need any maintenance and can be installed safely on site. We also feel aesthetically will look better and less imposing.”

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 parent permission under ref: 19/00248/FP sought consent for the erection of a 73-bed care home. The approved plans showed a 1.8m high closed boarded fence along the eastern boundary of the application site. The change to a wire mesh fence to part of the boundary is considered to constitute a non-material amendment.

4.4 **Conclusion**

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

5.0 **Recommendation**

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

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 19 September 2024	