

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01336/NMA	Remove the specification colour brown of the dormer window frames, soffits, fascias and cladding to allow option of grey or white. (as Non-Material Amendment to planning permission 22/01378/FPH granted 01.07.2022)	2 Cambridge Cottages Holwell Road Holwell Hitchin Hertfordshire SG5 3SL

Submitted Plan Nos
125-22-101

1.0 **Policies**

2.0 **Site History**

- 2.1 22/01378/FPH - Single storey rear extension following demolition of existing conservatory. Insertion of rear dormer window and two front rooflights to facilitate loft conversion.– Approved 15/07/2022.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a semi-detached, two storey dwelling on the south side of Holwell Road in a residential part of Holwell.

4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to planning permission 22/01378/FPH:
1.0 Remove the specification colour brown of the dormer window frames, soffits, fascias and cladding to allow option of grey or white.

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 proposed alterations would be sited to the rear and would not be visible from the public realm. The proposed change of colour to the dormer cladding and windows would clash with the brown tiled roof and would alter the nature of the proposal. Given that this would be a noticeable change to the neighbours. I consider that the proposed alterations would materially alter the nature of the previously granted permission. Therefore, the amended scheme would not be considered a minor material amendment.

4.4 **Conclusion**

- 4.4.1 The proposed changes to the scheme are considered to be 'material' alterations to the previously granted planning permission. It is therefore my view that the non-material amendment be **REFUSED**.

5.0 **Recommendation**

- 5.1 That the non-material amendment be **REFUSED**.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 11 June 2025	
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