

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01735/NMA	Reduce residential floorspace of house extension to provide a car port. (as Non-Material Amendment to planning permission 24/00355/FP granted 30.04.2024)	Laundry Cottage Stud Hitchin Lane Old Knebworth Knebworth Hertfordshire SG3 6QL

Submitted Plan Nos

S2-20A S2-21A S2-22A S2-25A S2-26 Cover Letter

1.0 Policies

2.0 **Site History**

- 2.1 24/00355/FP: Amalgamation of two dwellings on site into one dwelling. Demolition and rebuild of existing ancillary residential storage within the former stables to create a 6-bed dwelling. External alterations to elevations of the existing property. Granted 30.04.24

3.0 **Representations**

- 3.1 None required

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.2.1 Nos 1 – 2 Laundry Cottages (formerly Jacobs Farm) comprises a residential dwelling and associated stable building located off Hitchin Lane west of Old Knebworth and Nup End. The site is within the Green Belt.
- 4.2.2 The house was originally constructed in 1998 and extended following the grant of planning permission in 2010 to include a small separate unit of accommodation for a stud assistant (see history above). It is understood that the house has since reverted to a single dwelling with the smaller unit no longer occupied by a stud assistant.

4.2 **Proposal**

- 4.2.1 Reduce residential floorspace of house extension to provide a car port. (as Non-Material Amendment to planning permission 24/00355/FP granted 30.04.2024)

The application is supported by a covering letter setting out the planning history and the details of the NMA.

4.3 **Key Issues**

- 4.3.1 The scope of the NMA is as follows:

- ☐ The new scheme has less residential accommodation but would appear from the west and from above that the scheme is the same, only under the roof the residential accommodation is pulled back and a car port is created.

- ☐ There is a reduction in residential floorspace with the approved floorspace becoming covered parking space under the same approved roof.
- ☐ No alterations to height or approved footprint of the building
- ☐ No significant alterations to the approved materials

4.3.2 Given that there is no change to the dimensions or footprint of the building and the residential use of the building remains it is considered that the proposed changes are very minor and can be accepted as non – material amendments to the approved scheme.

4.4 **Conclusion**

4.4.1 The proposed NMA does not materially alter the approved development.

4.5 **Alternative Options**

4.5.1 None applicable

5.0 **Recommendation**

5.1 That the NMA be **AGREED**

Signed  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 29 July 2025	

