

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01664/NMA	Addition of flue pipe to serve log burner and re-positioned window (end elevation C) (as Non-Material Amendment to planning permission 25/02069/FPH granted 17.10.2025)	5 Westbury Farm Close Offley Hertfordshire SG5 3FL

Submitted Plan Nos

SU-01C_GF SU-02A SU-03A PL-02B PL-03B PL-04A

1.0 Policies

2.0 **Site History**

2.1 Extensive site history. Relevant applications as follows:

2.2 **25/02069/FPH** - Single storey side garden room extension following removal of existing porch canopy.

Conditional Permission.

2.3 **25/02070/LBC** - Single storey side garden room extension following removal of existing porch canopy.

Conditional Consent.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is 5 Westbury Farm Close, a grade II listed in Great Offley Conservation Area. The building forms part of the entry described as Flats 1, 2, 3, 4. (formerly listed as Westbury Farmhouse under School Lane) and the list entry is as follows:

"Farmhouse, now flats. C15 or early C16 former open hall house with 2-storeys. S crosswing, floor and chimney inserted in hall in later C16 (according to records probably between 1564 and 1569 by Robert Ivory (inf Mrs. Vera Davis)); jettied porch and taller N crosswing probably of that time or early C17, C19 and C20 gabled rear additions. Timber frame on stuccoed brick sill, roughcast. Plaster to ground floor of S wing at front. Roughcast single-storey L-shaped brick outbuilding at S end. Steep old red tile roofs. A 2-storeys and attics, H-shaped house facing E set at back of farmyard, with 2 gabled crosswings, gabled jettied porch with pointed archway, and 2-storeys canted bay window to right of porch. Very large internal chimney at junction of centre and N wing with semi-circular attached shaft to broad stepped face of chimney above roof with red brick corbelled cap renewed. Internal gable chimneys at rear gable of each wing. Narrow projecting stair tower in rear angle of centre with N wing. Front has 3-light flush C19 lattice casement windows generally but 2-lights to attic top of gable of N wing. Gabled dormer on N roof slope also lights this attic floor. Interior has elaborately moulded cross-beam carrying inserted floor in hall with hollow moulded bracket support from chamfered post on rear wall. Structure of older S service wing of 2 bays with jowled posts, convex-curved tension braces set

inside wall studs, clasped-purlin roof with one purlin in each slope carried on collar-and-queen-struts. Mortices under tie-beam for cross-partition into 2 rooms on 1st floor and presumably for service rooms on ground floor. Edge-halved scarf in wallplate”.

4.2 **Proposal**

4.2.1 The application proposes the following amendments to original planning permission 25/02069/FPH granted 17.10.2025:

- Addition of flue pipe to serve log burner
- re-positioned window (end elevation C)

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.

4.4 **Design, Appearance and impact on Heritage Asset**

4.4.1 The repositioned window would retain the design, material and scale approved under 25/02609/FPH, repositioning it along the rear wall would not harm the character of the heritage asset. Similarly, I consider that the flue would be of a modest scale and siting that it would not impact the character of the Listed Building. Both elements would be sited to the rear of the property and would not be visible from the public realm. I do not consider that they would materially alter the appearance of the dwelling as seen from the public realm.

4.5 **Neighbouring Amenity**

4.5.1 The proposed window would be at ground floor level and would not provide any overlooking of neighbouring amenity. The flue would be set off the boundary and would not give rise to any significant adverse harm to the neighbouring amenity.

4.6 **Conclusion**

4.6.1 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 will be acceptable in planning terms.

4.6.2 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**.

Signed <i>Anne McDonald</i> Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 30 July 2026	