

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02573/NMA	Window to be added to utility rooms of House Types C1 and C2. (as Non-Material Amendment to reserved matters application reference 24/02624/RM granted 17.04.2025)	Land At Heath Road Breachwood Green Hertfordshire SG4 8PL

Submitted Plan Nos

C1-02C Type C1 C1-01A Type C1 C2-01A Type C2 C2-02C Type C2

2.0 **Site History**

2.1 24/02624/RM: Granted 17.04.25

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Residential redevelopment site on the west side of Heath Road, Breachwood Green.

4.2 **Proposal**

4.2.1 Window to be added to utility rooms of House Types C1 and C2. (as Non-Material Amendment to reserved matters application reference 24/02624/RM granted 17.04.2025)

4.3 **Key Issues**

4.3. The proposal is to add one narrow utility room window at ground floor level on the flank elevation of the two house types involved. The window would be sited between two approved ground floor windows.

The alteration to create the windows is very minor and would have no impact on the visual impact of the scheme or on neighbours amenity.

4.4 **Conclusion**

4.4.1 Acceptable as a Non Material amendment.

4.5 **Alternative Options**

4.5.1 None applicable

5.0 **Recommendation**

5.1 That the NMA be **AGREED**

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 11 November 2025	