

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02258/NMA	Omission of the decorative chimney stacks and brick soldier course detailing shown on the approved elevations to Plots 3, 4, 5 and 6 (as Non-Material Amendment of planning permission 24/01620/S73 granted 03.09.2024)	Land On The North Side Of Pirton Road Holwell Hertfordshire SG5 3SN

Submitted Plan Nos

OAKPL-01A OAKPL-01B

2.0 **Site History**

- 2.1 22/01687/FP - Erection of six dwellings with associated access, landscaping and parking (as amended by plans received 06/02/24 and 15/02/24) – Approved 17/06/24.
- 2.2 24/01620/S73 - Variation of condition 2 (revised plans) of planning permission 22/01687/FP granted for erection of six dwellings with associated access, landscaping and parking (as amended by plans received 06/02/24 and 15/02/24) – approved 03/09/2024.

3.0 **Representations**

- 3.1 N/a.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is located on the north site of Pirton Road in the village of Holwell.

4.2 **Proposal**

- 4.2.1 The following amendments to the original planning permission are proposed:

“Omission of the decorative chimney stacks and brick soldier course detailing shown on the approved elevations to Plots 3, 4, 5 and 6 (as Non-Material Amendment of planning permission 24/01620/S73 granted 03.09.2024)”

- 4.2.1 Two amended plans have been submitted as non material amendments:

- ☐ OAKPL-01A - Plot 3 & 4 Plans
- ☐ OAKPL-01B - Plot 5 & 6 Plans

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 approved scheme.
- 4.3.2 The parent permission is ref: 24/01620/S73 and was granted conditional consent on 03/09/2024. The changes proposed under this nma application are to omit the decorative

chimney stacks and brick soldier course detailing on the approved elevations to Plots 3, 4, 5 and 6.

4.3.3 The decorative chimney stacks are a prominent visual feature of the approved development. The omission of the feature from the development would be noticeable and would alter the overall appearance of the dwellings at plots 3-6. The omission of the chimneys would therefore be a material amendment.

4.3.4 Similarly, the brick soldier course detailing on plots 3-6 is also a visible feature of the approved elevations and its omission would be noticeable and would alter the overall design of the elevations. The omission of the brick soldier course detailing would therefore be a material amendment.

4.3.5 It is also noted that the porch details on the submitted plans OAKPL-01A and OAKPL-01B for this NMA application do not match the porch details of those on the approved plans for plots 3, 4, 5 and 6. Although not included in the description of development in this submitted NMA application, for clarity, they would also constitute a material amendment.

4.3.6 Overall, these proposed changes amount to material amendments and are refused.

4.4 **Conclusion**

4.4.1 The proposed changes to the scheme are considered to be a 'material' alteration to the previously granted planning permission. A non-material amendment is **REFUSED**.

5.0 **Recommendation**

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

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 October 2026	