

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01854/NMA	Amendments to plots 1-3 ground floor layout (as Non-Material Amendment to planning permission 24/01371/FP granted 18.02.2025)	Tussocks The Causeway Therfield Royston Hertfordshire SG8 9PP

Submitted Plan Nos

478.17D Plots 1 to 4

2.0 **Site History**

- 2.1 **24/01371/FP** - Erection of seven dwellings (4 x 3-bed and 3 x 4-bed) including creation of vehicular access off The Causeway, footpath, carport, parking, landscaping, and associated works following demolition of existing dwelling and outbuildings (as amended by plans and information received 22nd October 2024 and 18th November 2024).

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises two properties known as Hillcrest and Tussocks, located on the eastern side of The Causeway in the village of Therfield. Hillcrest comprises a detached property set nearer to the front of the site on its northern side, which has a number of outbuildings at the rear of the property. Tussocks is a much larger detached property, located towards the centre/south side of the site and set back from the highway with a large garden area that surrounds the house, with lots of trees and a pond towards the southeast corner of the property.

- 4.1.2 The site is within the settlement boundary of Therfield which is identified as a Category A village in the Local Plan. The site is within the Therfield Conservation Area.

4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to original planning permission reference 24/01371/FP granted on 18.02.2025:

- Internal ground floor layout to plots 1-3.

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 and Appearance**

- 4.4.1 The proposed amendments are purely internal and would not alter the appearance of the dwellings as approved under the parent permission. No impact on the public realm.

4.5 **Neighbouring Amenity**

- 4.5.1 Internal alterations are at ground floor level. No impact on 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 August 2026	