

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00031/NMA	Remove the proposed window to the front elevation of the original garage conversion and infill the existing door opening with cavity wall construction with a render finish to match existing and provide a white uPVC window to the rear elevation of the extension (as non-material amendment to planning permission 23/02702/FPH granted on 05.01.2024).	19 Byrd Walk Baldock Hertfordshire SG7 6LN

Submitted Plan Nos

P23-015-001-BC Rev C P23-015-002-BC Rev C P23-015-003-BC Rev A P23-015-004-BC Rev B P23-015-005-BC Rev B

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2023 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable development in North Hertfordshire

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable Design

Policy D2 – House Extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

2.0 **Site History**

2.1 23/02702/FPH - Single storey rear extension following demolition of rear conservatory and alterations to fenestration. Conditional Permission.

2.2 88/01987/1 - Two storey rear extension (as amended by plans received on 23 January 1989). Conditional Permission.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on the elevated east side of Byrd Walk and comprises of a two-storey residential dwelling with the addition of a two-storey rear extension having been built under 88/01987/1.

4.2 **Proposal**

4.2.1 Remove the proposed window to the front elevation of the original garage conversion and infill the existing door opening with cavity wall construction with a render finish to match existing and provide a white uPVC window to the rear elevation of the extension

(as non-material amendment to planning permission 23/02702/FPH granted on 05.01.2024).

4.3 **Key Issues**

- 4.3.1 The key issue for consideration is whether the proposed amendments (block up existing doorway to the front elevation of existing garage conversion, render to match existing external finish and install window to ground floor rear elevation of proposed extension) would constitute a material alteration to the previously granted scheme.
- 4.3.2 The proposed alterations are considered minor and would not materially affect the design of scheme and neighbour amenity.
- 4.3.3 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 would be acceptable in planning terms.

4.4 **Conclusion**

- 4.4.1 The proposed change to the scheme is not considered to be a 'material' alteration to the previously granted planning permission. It is therefore my view that the non-material amendment is **AGREED**.

5.0 **Recommendation**

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

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 February 2025	