

|                            |
|----------------------------|
| <b>DELEGATED FILE NOTE</b> |
|----------------------------|

**CASE OFFICER:** ...Melissa Tyler.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                                      | APPLICATION SITE                                          |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| 25/02758/NMA             | Erection of boundary wall and<br>installation of electrical vehicle charging<br>point (as Non-Material Amendment to<br>planning permission reference<br>24/02686/FPH granted 20.03.2025) | 2 Tilehouse Street<br>Hitchin<br>Hertfordshire<br>SG5 2DW |

**Submitted Plan Nos**

0002 Rev 7

**1.0     Policies**

2.0 **Relevant Site History**

2.1 **24/02686/FPH** Single storey rear glazed extension linking to existing outbuilding and erection of boundary wall. **Conditional Permission**

2.2 **24/02687/LBC** Single storey rear glazed extension linking to existing outbuilding (as amended by plans received 10 March 2025) **Conditional Consent**

3.0 **Representations**

3.1 Conservation Officer – LB not required therefore NMA is appropriate

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The property is part of a pair of Grade II listed eighteenth century cottages (No 1 and 2, Tilehouse Street List Entry Number: 1102151). The properties are finished in red brick with flared brick patterning. No. 1 has a small backyard and detached outbuilding.

4.1.2 It is located within the Hitchin Conservation Area, within the historic core of Hitchin

4.2 **Proposal**

4.2.1 Erection of boundary wall and installation of electrical vehicle charging point (as Non-Material Amendment to planning permission reference 24/02686/FPH granted 20.03.2025)

4.3 **Key Issues**

4.3.1 The key issue for consideration is whether the proposed amendments would constitute a material alteration to the scheme;

4.3.2 Following consultation with Conservation Officer the proposed amendment to the are not considered to require a LB application given that the wall doesn't attached itself to the Listed Building and therefore are not considered to 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 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**.

|                                                                                                                             |                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Signed</p> <p></p> <p>Anne McDonald</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer</p> <p><b>Date:</b> 17 December 2025</p>                                                             |                                                                                                                                                 |