

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/00510/NMA

Change to external elevational materials
from entirely black timber cladding to
part black timber cladding and part
white render (as Non-Material
Amendment to application
25/03237/FPH granted on 17.02.2026)

85 London Road
Knebworth
Hertfordshire
SG3 6HG

Submitted Plan Nos

P003 E P003 B

1.0 Policies

2.0 **Relevant Site History**

- 2.1 25/03237/FPH - Two storey and part single storey rear and side extensions including first floor rear balcony. Insertion of rear dormer window following removal of existing dormer and insertion of front rooflight to existing roof slope. External cladding. (amended plans received 17.02.2026)

Conditional Permission

- 2.2 16/00348/1HH - Detached outbuilding consisting of garage; store and workshop to front of property (as amended by plan received 20.4.16).

Conditional Permission

- 2.3 97/01241/1HH - Roof extensions to facilitate loft conversion (as amended by drawings received 21.11.97).

Conditional Permission

- 2.4 89/00081/1 - Single storey rear extension.

Conditional Permission

- 2.5 87/00693/1 - Erection of single storey front extension.

Conditional Permission

3.0 **Representations**

- 3.1 N/a

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a two-storey detached dwelling located on the eastern side of London Road, Knebworth. The site benefits from a long plot with a sizable, rear amenity space, driveway and detached garage.
- 4.1.2 The eastern side of this section of London Road is characterised by large, detached dwellings which sit comfortably and often set well back within the plot. The northern section of the set of dwellings, including the application site, sees the dwellings set

behind thick vegetation. This set of dwellings abuts a field via the rear (eastern) boundary of their curtilages.

4.2 **Proposal**

4.2.1 Change to external elevational materials from entirely black timber cladding to part black timber cladding and part white render (as Non-Material Amendment to application 25/03237/FPH granted on 17.02.2026)

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.

4.3.2 The proposed amendment would see the approved change to external materials of entirely black timber cladding to part black timber cladding and part white, which would more closely resemble the existing material palette of the existing dwelling. This amendment does not materially alter the scale or siting of the proposal. While the change from the originally approved plans would be visible, as it would result in less external material change than the originally approved plans, its noticeability is minimal.

4.3.3 For the above reasons I consider that the proposed alterations would not materially alter the nature of the previously granted permission. Therefore, the amended scheme would be considered a non-material amendment.

4.4 **Conclusion**

4.4.1 The proposed changes to the scheme are considered to be non-material and therefore my view is that the non-material amendment be **APPROVED**.

5.0 **Recommendation**

5.1 That the non-material amendment be **APPROVED**.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 9 March 2026	