

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02980/NMA	Replace brick face (at ground floor) with render - to the rear elevation only (as non-material amendment to planning permission reference 24/02792/FPH granted on 11.04.2025) (Amended plans received 25.02.2026).	30 Chilvers Bank Baldock Hertfordshire SG7 6HS

Submitted Plan Nos

CB 1 02-1B

1.0 Policies

2.0 Site History

2.1 **24/02792/FPH** – Single storey side and rear extension, first floor rear extension and loft conversion with rear dormer window. Roof light windows to ground floor and front of main roof.

3.0 Representations

3.1 N/A

4.0 Planning Considerations

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises a semi-detached residential dwelling on the north side of Chilvers Bank in a residential part of Baldock. The site has an existing single storey side/rear extension on the boundary with 32 Chilvers Bank.

4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to original planning permission 24/02792/FPH granted 11/04/2025:

- ☐ Change of wall material from hanging tile (first floor) and brick (ground floor) to white render.

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 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer	
Date: 2 March 2026	