

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02782/NMA	Change of rear patio french doors and window to one bi-fold door. Installation of two roof lights in rear single storey kitchen roof (as non-material amendment to planning permission 21/00931/FP granted on 18.05.2021).	1 Pryor Road Baldock Hertfordshire SG7 6LJ

Submitted Plan Nos
CHQ.20.15919-17

1.0 **Policies**

2.0 **Site History**

- 2.1 **21/00931/FP** - Erection of one 3-bedroom end-of-terrace dwelling following demolition of existing garage together with alterations to the existing vehicular access.

Conditional Permission

3.0 **Representations**

- 3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a recently constructed end of terrace dwelling located on the north side of Pryor Road, Baldock.

4.2 **Proposal**

4.2.1 The following amendments to the original planning permission are proposed:

“Change of rear patio French doors and window to one bi-fold door. Installation of two roof lights in rear single storey kitchen roof (as non-material amendment to planning permission 21/00931/FP granted on 18.05.2021).”

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 parent permission under ref: 21/00931/FP approved the erection of a 3-bedroom end of terrace dwelling. This dwelling was designed to replicate the prevailing character of dwellings in the area and on its rear elevation, comprised a single storey rear extension with a set of French doors and a window on the rear elevation. It is proposed to omit these elements and replace them with a set of bifold doors, whilst also inserting 2NO rooflights into the rear roof slope.

4.3.3 Overall, these proposed changes amount to very modest amendments individually and cumulatively, such that it is considered that they would constitute non-material amendments to the parent permission.

4.4 **Conclusion**

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

5.0 **Recommendation**

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

Signed	Development Management
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 Anne McDonald	North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 December 2024	