

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01747/NMA	1. External finish to proposed bay window, currently shown as render on the planning consent drawings. 2. Balustrade to the first floor terrace, currently shown as metal with H/W handrail on the planning consent drawings (as non-material amendment to planning permission reference 23/01694/FPH granted on 01.09.2023).	Studlands High Street Barley Royston Hertfordshire SG8 8HT

Submitted Plan Nos

S1026-PL24.P3 S1026-PL26.P3 S1026-PL27.P3 S1026-PL30.P3

1.0 Policies

2.0 **Site History**

2.1 23/01694/FPH - Two storey rear extension to include French doors and balcony to first floor following removal of existing rear bay windows at ground and first floor and side elevation outhouse. Re-clad rear exterior, re-render side elevation and installation of No.2 EV charging points to front/side elevation (as a resubmission of planning permission 23/00116/FPH granted on 07.03.2023). Conditional Permission.

2.2 23/00116/FPH - Two storey rear extension to include French doors and balcony to first floor following removal of existing rear bay windows at ground and first floor and side elevation outhouse. Re-clad rear exterior, re-render side elevation and installation of No.2 EV charging points to front/side elevation. Conditional Permission.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site lies on the south-eastern side of the High Street towards the northern end of the village just north of where the B1368 splits with Bakers Lane.

4.1.2 The property is a large, two-storey dwelling in the Barley Conservation Area.

4.2 **Proposal**

4.2.1 The application proposes the following amendments to original planning permission 23/01694/FPH:

- External finish to proposed bay window, currently shown as render on the planning consent drawings.
- Balustrade to the first floor terrace, currently shown as metal with H/W handrail on the planning consent drawings (as non-material amendment to planning permission reference 23/01694/FPH granted on 01.09.2023).

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.

4.4 **Design and Appearance**

- 4.4.1 The proposed change to the external finishing material applies to a small triangular section above the first-floor glazed bay and to the sides of the rear projection which was originally proposed as render and is now proposed as fibre cement cladding boards. The boards would match the design and colour of those already displayed on the existing dwelling.
- 4.4.2 The proposed change to the balustrade applies to the first-floor rear projection where the balustrade was approved in the form of metal railings. The change would see the metal railings replaced with glass.
- 4.4.3 The development relates to a projection on the rear elevation of the dwelling both of which are sympathetic to the original scheme.

4.5 **Neighbouring Amenity**

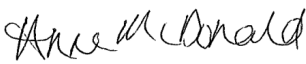
- 4.5.1 The footprint of the dwelling together with the design and angle of the rear projection means that the proposed change to the external finish on northeast side of the rear projection would be visible in part from neighbouring properties however, this is not considered to be such a significant change that would impact on existing residential amenity.

4.6 **Conclusion**

- 4.6.1 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 will be acceptable in planning terms.
- 4.6.2 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**.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 10 July 2025	