

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00518/NMA	Alterations to rear extension fenestrations (as Non-Material Amendment to permission 25/01568/FPH granted on 20.08.2025)	64 Gaping Lane Hitchin Hertfordshire SG5 2JE

Submitted Plan Nos

201 Rev P02 200 Rev P02

1.0 Policies

2.0 Site History

- 2.1 25/01568/FPH - Rear infill extension with replacement flat roof and parapet following demolition of existing rear conservatory. Alterations to existing fenestration

3.0 Representations

- 3.1 N/a.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The site is a semi-detached dwelling located on the north side of Gaping Lane.

4.2 Proposal

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

"Alterations to rear extension fenestrations (as Non-Material Amendment to permission 25/01568/FPH granted on 20.08.2025)."

4.3 Key Issues

- 4.3.1 The key issue for consideration is whether the proposed amendments would constitute a material alteration to the previously approved scheme.
- 4.3.2 The parent permission ref: 25/01568/FPH was granted on 20/08/2025. The only changes proposed under this NMA application are to replace the approved sliding/bifold doors on the rear elevation with a French door and separate window.
- 4.3.3 Overall, these proposed changes amount to very modest amendments.
- 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. A non-material amendment is **AGREED**.
- 5.0 **Recommendation**
- 5.1 That the non-material amendment is **AGREED**.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 10 March 2026	

