

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00707/NMA	1. Change of the frame cladding at the rear from zinc to aluminium, RAL 7013; 2. Replacement of the current UPVC window at the front by aluminium window instead of white timber windows; 3. Location of the Air Source Heat Pump in the rear garden; 4. level of the two-storey parapet raised by 5cm; 5. External seamless balustrade to sliders at the rear (internal previously); 6. Removal of the rooflight at the rear; 7. Iroko cladding instead of oak cladding at the front and the rear (as non-material amendment to planning permission reference 24/00284/FPH granted on 04.06.2024) (as amended by plans received on 31/03/2026).	6 Chaomans Letchworth Garden City Hertfordshire SG6 3UB

Submitted Plan Nos

188 NMA - AA 007B 188 NMA - BB 008B 188 NMA -CC 009B 188 NMA -DD 010B 188 005B 188 012

1.0 Policies

2.0 Site History

- 2.1 24/00284/FPH - Part single storey, part two storey rear extension following demolition of rear conservatory and single storey element, erection of rear pergola, conversion of the garage to habitable accommodation, alterations to fenestration, creation of new openings, addition of timber cladding, creation of terrace, and landscaping. Conditional Permission.

3.0 Representations

- 3.1 N/A

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 No. 6 Chaomans is a two storey detached dwelling situated within a predominately residential area of Letchworth. The application site is not within a Conservation Area.

4.2 Proposal

- 4.2.1 The amended application proposes the following amendments to original planning permission 24/00284FPH: Note the application has been amended to address an error on the submitted plans.

1. Change of the frame cladding at the rear from zinc to aluminium, RAL 7013.
2. Replacement of the current UPVC window at the front by aluminium window instead of white timber windows.
3. Location of the Air Source Heat Pump in the rear garden.
4. Level of the two-storey parapet raised by 5cm.
5. External seamless balustrade to sliders at the rear (internal previously).
6. Removal of the rooflight at the rear.
7. Iroko cladding instead of oak cladding at the front and the rear.

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
1. The change in cladding material to the rear of the dwelling would result in a minor change to the finished colour with zinc having a more charcoal tone whilst aluminium RAL 7013 would have a deeper brownish grey tone.
 2. The change would be to the material of the window frames with the colour remaining white.
 3. The proposed ASHP was not included in the original application, however the details submitted show this to be permitted development under the Schedule 2, Part 14, Class A of GPDO 2015 (as amended).
 4. The increase in height of the rear parapet wall would be because of the new cladding frame which is a minor design change.
 5. The addition of an external clear glazed balustrade is a minor change.
 6. The removal of a roof light to the rear and the extension of a green roof is a minor change.
 7. A change to the cladding material to the front and rear from Oak to Irko would mean a change in material only, the finished colour would remain similar.

4.5 **Neighbouring Amenity**

- 4.5.1 The proposed changes would not materially affect the design of the approved scheme and would not impact existing residential amenity.

4.6 **Conclusion**

- 4.6.1 For the reasons above, I consider that the proposed changes 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: 1 April 2026	