

DELEGATED FILE NOTE

CASE OFFICER: ...Anne McDonald.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02113/NMA	Insertion of additional window to plot 4 kitchen/dining area, change main entrance canopy to oak framed gable canopy and insertion of roof lights to second floor flats. (as Non-Material Amendment to planning permission 23/01446/FP granted 08.04.2024)	1 Pirton Road Hitchin Hertfordshire SG5 2BD

Submitted Plan Nos

AA199_1.1.100 AA199_4.1.101 AA199_4.1.102 AA199_4.1.103 AA199_4.1.200 AA199_4.1.201
AA199_4.1.210

1.0 Policies

2.0 **Site History**

- 2.1 Of relevance is application 23/01446/FP for the residential development comprising 9 flats. This development is being constructed on site.
- 2.2 Application 25/01545/NMA proposed the changes proposed in this NMA and the addition of Air Source Heat Pumps (ASHPs) to the development. The application was refused on the basis that the addition of ASHPs was considered to be a material change to the 'parent' planning permission 23/01446/FP.

3.0 **Representations**

- 3.1 None undertaken.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site has a corner plot position with Pirton Road and Offley Road, and is a large roughly tri-angular shaped site. The former single dwelling house has been demolished and the block of flats is under construction.

4.2 **Proposal**

- 4.2.1 This NMA application is seeking:

- The addition of first floor window on the east elevation serving the kitchen of flat 4.
- A storm porch on the east elevation over the ground floor doorway.
- Six rooflights in the flat roof of the block and one access hatch.

4.3 **Key Issues**

- I have no objection to the proposed changes and consider they are of a scale that will not be visually noticeable or adverse to neighbours.
- The first floor kitchen window will outlook over the garden area of the block, and will not have adverse overlooking of the neighbours on the opposite side of the road. There are already many other windows on this elevation, and the addition of a new window, will not be a material change to this elevation.
- The storm porch will be on the east elevation. This is also on the side of the block facing the garden area. Again, given the scale of the block this will not be a material alteration to the scheme. The storm porch is set into the site and not near any existing neighbours, so there will be no adverse harm on the amenities of the neighbours from the porch.
- There is no objection to the proposed flat rooflights or access hatch on the flat roof. There will be no overlooking to or from these. Whilst some light might spill out of these upwards, given this is a town location with street lights on the road, there is no objection to this and this is not considered to be a cause of light pollution.

4.4 **Conclusion**

4.4.1 No objection. Agree the NMA application.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable.

5.0 **Recommendation**

5.1 That this non-material amendment application is granted.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 1 October 2025	