# DELEGATED FILE NOTE

**CASE OFFICER:** …Tom Rea……

| APPLICATION REFERENCE | BRIEF DESCRIPTION OF DEVELOPMENT | APPLICATION SITE |
|---|---|---|
| 24/02809/NMA | Move position of air source heat pump (as Non-Material Amendment to planning permission 23/02247/FPH granted 22.01.2024) | 44 Ickleford Road<br>Hitchin<br>Hertfordshire<br>SG5 1TR |

**Submitted Plan Nos**

020 Rev b  024 Rev b

**1.0 Policies**

2.0 **Site History**

23/02247/FPH: Single storey rear extension, first floor rear bay window and rear roof extension to facilitate loft conversion to habitable accommodation. Granted 19/1/2024

3.0 **Representations**

3.1 Neighbours consulted (43 and 45 Ickleford Road). No response received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Semi-detached house located on the west side of Ickleford Road.

4.2 **Proposal**

Move position of air source heat pump (as Non-Material Amendment to planning permission 23/02247/FPH granted 22.01.2024)

The proposed Air source heat pump would be sited at ground level and would be located approximately 3.0 metres further towards the front elevation of the dwelling from its approved position abutting the side wall of the house.

4.3 **Key Issues**

4.3.1 The proposed ASHP would be at a low level and not easily visible from any public viewpoint. It would be located within a shared side walkway between No. 44 and No. 45 Ickleford Road. The occupiers of No. 45 have been consulted but no formal reply has been received. The alleyway between the two houses would be partially obstructed but any right of way issues are a civil matter between the two landowners affected.

4.3.2 In planning terms the re-positioning of the ASHP would not materially affect the proposed development and would not raise any significantly new issues concerning design and appearance or impact on public viewpoints, therefore it is recommended that permission is granted for the revised siting of the ASHP.

4.4 **Conclusion**

Grant permission.

4.5 **Alternative Options**

4.5.1 None applicable

5.0 **Recommendation**

5.1 That the proposed NMA be **AGREED**

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| Signed<br><br>Anne McDonald<br><br>Determining Officer | Development Management<br>North Hertfordshire District Council<br>Council Offices<br>Gernon Road<br>Letchworth<br>Herts<br>SG6 3JF |
| **Date:** 10 February 2025 | |