

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00856/NMA	Minor changes to the fenestration and materials (as non-material amendment to planning permission reference 24/00482/FP granted on 11.10.2024).	Munts Maiden Street Weston Hitchin Hertfordshire SG4 7AG

Submitted Plan Nos

L25.419 PL-004

1.0 Policies

2.0 Site History

2.1 **24/00482/FP** – Erection of one 4-bed detached dwelling with detached outbuilding.

Conditional Permission.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is situated on the north side of Maiden Street. The site is located within the Weston Conservation Area and sits on a higher ground level than the highway or its neighbouring properties.

4.2 **Proposal**

4.2.1 The application proposes the following amendments to original planning permission 24/00482/FP granted 11/10/2024:

- ☐ **Walls:** Black painted timber cladding (approved) to Cedar boarding (proposed)
- ☐ **Roof:** Red clay tiles (approved) to brown clay tiles (proposed)
- ☐ **Windows, Doors and Fascia:** Off-white uPVC (approved) to black uPVC (proposed)
- ☐ Altered fenestration style (no new openings).
- ☐ Juliet Balcony to first floor rear elevation.
- ☐ Enlarged rear dormer window.

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.

4.3.2 In my view, although the proposed materials would be acceptable in design terms, they would materially alter the appearance of the host dwelling and the proposed development, altering the design of the scheme to an extent that would be noticeable to neighbours.

4.3.3 The proposed dwelling has not been completed and occupied and therefore does not have permitted development rights. The proposed Juliet Balcony and enlarged dormer window is operational development which needs planning permission in its own right and therefore cannot be implemented via a non-material amendment.

4.3.4 For the reasons above I consider that the proposed alterations would materially alter the nature of the previously granted permission. Therefore, the amended scheme would not be considered a minor material amendment.

5.0 **Recommendation**

- 5.1 The proposed changes to the scheme are considered to be 'material' alterations to the previously granted planning permission. It is therefore my view that the non-material amendment be **REFUSED**.

The proposed changes to the external appearance of the house are considered to be 'material' alterations to the previously granted planning permission which require a new planning permission in their own right. Therefore, on this basis this non-material amendment submission is hereby REFUSED.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 5 June 2026	