

## DELEGATED FILE NOTE

**CASE OFFICER:** ...Sarah Kasparian.....

| APPLICATION REFERENCE | BRIEF DESCRIPTION OF DEVELOPMENT                                                                                                                           | APPLICATION SITE                                                                                            |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| 26/00278/NMA          | Substitute the single garage associated with plot 1 for a double garage (as non-material amendment to planning permission 25/01745/S73 granted 18.12.2025) | Land To The East Of Foxholes And Gainsford House And On The West Side Of Crow Furlong Hitchin Hertfordshire |

### Submitted Plan Nos

#### 1.0 Policies

The key issue for consideration is whether the proposed amendments would constitute a material amendment to the previously granted scheme. The amendment sought is to replace a single garage with a double garage for plot 1 only. Car parking space would increase as a result of the proposed amendment, although the justification by the applicant is that the proposal increases storage rather than parking provision, and the number of space are not to be reduced and therefore wont have a negative impact in that regard. Visual the change is limited. Therefore, on that basis I can confirm on behalf of the North Hertfordshire Council that the amendment is considered to be minor and can be treated as a non-material amendment to planning permission reference number 25/01745/S73 granted permission on 18 December 2025. For the avoidance of doubt approved plans '181-PS-2-290 Housetype J' and '181-PS-2-400 Garages', in so far as they relate to the garage at Plot 1, are replaced with the following plans:\* LGH-IDP-HTJ-ZZ-D-A 20000 Front side elevation plot 1\* LGH-IDP-HTJ-ZZ-D-A 20001 Rear side elevation plot 1\* LGH-IDP-HTJ-01-D-A-10002 First floor plan plot 1\* LGH-IDP-HTJ-00-D-A-10001 Ground floor plan plot 1

|                                                                                                                             |                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Signed</p> <p></p> <p>Anne McDonald</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer<br/><b>Date:</b> 5 March 2026</p>                                                                    |                                                                                                                                                 |