

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01794/NMA	Amendment to patio door and gate (as non-material amendment to planning permission 24/00029/FPH granted on 28.02.2024).	Judges Court Police Row Therfield Royston Hertfordshire SG8 9QE

Submitted Plan Nos

Patio door and gate

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2023 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 16 – Conserving and enhancing the historic environment

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable development in North Hertfordshire

Policy SP9 – Design and Sustainability

Policy SP13 – Historic environment

Development Management Policies

Policy D1 – Sustainable Design

Policy D2 – House Extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy HE1 – Designated heritage assets

2.0 **Site History**

- 2.1 24/00029/FPH - Single storey side extensions following demolition of existing porch. Alteration to fenestration of existing detached garage to facilitate part conversion to office/utility use. Conditional Permission.

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Judges Court is a two-storey residential dwelling which occupies a prominent position by the southern tip of The Green and is within the Therfield Conservation Area. The property is identified in the Conservation Area Character Statement for Therfield as a

non-designated heritage asset but one that makes a positive contribution to the character and appearance of the conservation area.

4.1.2 The design of the property means that the southwestern gable elevation fronts Police Row, with the main frontage of the property facing northwards towards The Old Post House which is situated to the north of the access road between both properties, and which provides access to Judges Court and Thistledown a much later dwelling, located to the northeast of the application site. The southern elevation of Judges Court forms a boundary with Hay Farmhouse, a Grade II listed building.

4.1.3 The site is within the settlement boundary for Therfield where development is generally supported.

4.2 **Proposal**

4.2.1 Amendment to patio door and gate (as non-material amendment to planning permission 24/00029/FPH granted on 28.02.2024).

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. The amendments would involve removal of the previously approved single storey extension fronting Police Row, the replacement of two ground floor windows with patio doors and changes to the boundary fence fronting Police row.

4.3.2 The proposed alterations are considered minor and would substantially reduce the impact to the streetscene of the previously approved single storey extension. The alterations to the openings at ground floor level would be to the northern elevation of the dwelling with changes to the western boundary treatment fronting Police Row. The proposed replacement timber fencing would extend along the length of the front boundary and would match the height of the existing fence. The fencing would also see the formation of a new gated pedestrian access closer to the dwelling than previously approved.

4.3.3 For the reasons above I consider that the proposed alterations would not materially alter the nature of the previously granted permission. I am therefore satisfied that the amended scheme would be acceptable in planning terms.

4.4 **Conclusion**

4.4.1 The proposed change to the scheme is not considered to be a 'material' alteration to the previously granted planning permission. It is therefore my view that the non-material amendment is **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: 12 September 2024	