

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02210/NMA	External wall insulation and timber boarding added to east wall. Front door design updated, bi-fold doors changed to 6 doors and addiotnal rooflight added to landing outside bedroom 6 (as Non-Material Amendment to Planning Permission 26/00817/FPH granted 03.06.2026)	Larch House Old Knebworth Lane Knebworth Hertfordshire SG3 6FS

Submitted Plan Nos

8411-P01 8411-P05A 8411-P06A 8411-P07A

1.0 Policies

2.0 **Relevant Site History**

- 2.1 **26/00817/FPH:** Insertion of front bay window following removal of existing garage doors to facilitate garage conversion into habitable accommodation. Front entrance porch and installation of side canopy. Insertion of rooflights to existing rear element roofslope. Alterations to fenestration. Erection of boundary wall/railings and installation of entrance gates. **Conditional Permission.**

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a detached dwelling and old stable block/store, situated on Old Knebworth Lane, Knebworth. The site benefits from a large curtilage with no immediate neighbours and is highly screened from the street view by existing boundary treatments and the drive way.
- 4.1.2 The site is within the Old Knebworth Conservation Area and is brushed over by the Green Belt.

4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to original planning permission **26/00817/FPH:**
- External wall insulation and timber boarding added to east wall;
 - Front door design updated;
 - Bi-fold doors changed to 6 doors;
 - Additional rooflight added to landing outside bedroom 6.

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.

4.4 **Design and Appearance**

4.4.1 The proposed amendments to the front door design and fenestration would retain the character of the door and windows approved under 26/00817/FPH and is therefore acceptable.

4.4.2 Regarding the additional roof light and insulation/ timber boarding to a small proportion of the east wall, both of these elements would be minor and would be mostly obscured from street view due to the plot size and existing boundary treatments. Therefore, these elements are acceptable.

4.5 **Neighbouring Amenity**

4.5.1 The proposed amendments would not intensify the relationship between the site and neighbouring properties above and beyond what was permitted under 26/00817/FPH.

4.6 **Conclusion**

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

4.6.2 The proposed changes to the scheme are not considered to be 'material' alterations to the previously granted planning permission. It is therefore my view that the non-material amendments are **AGREED**.

5.0 **Recommendation**

5.1 That the non-material amendment is **AGREED**.

Signed <i>S. Kasparian</i> Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 29 September 2026	