

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02123/NMA	Amendment for approved roof finish from plain tiles to slate tile (as non-material amendment to planning permission reference 25/00942/FPH granted on 28.05.2025).	Howletts Farm Gas Lane Barkway Hertfordshire SG8 8ET

Submitted Plan Nos

Materials slate

1.0 Policies

2.0 Site History

2.1 **25/00942/FPH** – Erection of detached 4-bay garage.

3.0 Representations

3.1 N/A

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 Howletts Farm is located to the south-east edge of Barkway. The site is accessed via Gas Lane and Nuthampstead Road. The application site is located outside the settlement boundary for Barkway and within the Rural Area Beyond the GreenBelt. The site is bordered by a bungalow and garage to the north of the site.

4.1.2 Howlett’s Farm consists of a two-storey farmhouse and a 1.5 storey detached annexe / garage building served by a circular driveway. To the south of the farmhouse lies a disused former farm worker dwelling and vehicle workshop / garage.

4.2 Proposal

4.2.1 The application proposes the following amendments to original planning permission 25/00942/FPH granted 28/05/2025:

1.0 Change of roof material from plain tile to slate tile.

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 The proposed garage is in an isolated position and would only have visibility from the host dwelling and the neighbouring bungalow to the north. In my view, the change of roof material would remain in keeping with the wider context of Barkway where a number of slate roofs can be seen. In my view, the alterations are not considered to be a fundamental change to the design of the outbuilding and would not materially affect the closest neighbours.

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

4.4 **Conclusion**

4.4.1 The proposed changes to the scheme are considered to be non-material and therefore my view is that the non-material amendment be **APPROVED**.

5.0 **Recommendation**

5.1 That the non-material amendment be **APPROVED**.

Signed

Development Management
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 Shaun Greaves Determining Officer	
Date: 11 September 2025	