

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01451/NMA	Alteration to the style of the conservatory (as non-material amendment to planning permission reference 22/02931/FPH granted on 15.05.2023).	Trinity Cottage Ley Green Kings Walden Hitchin Hertfordshire SG4 8LT

Submitted Plan Nos

CP-NL-1A

2.0 **Site History**

- 2.1 22/02932/LBC - Single storey side extension and front conservatory and insertion of two rooflights to facilitate further accommodation at first floor level above existing side element following demolition of existing utility room. Internal alterations (as amended by plans received 22/03/23) – Approved
- 2.2 22/02931/FPH - Single storey side extension and front conservatory and insertion of two rooflights to facilitate further accommodation at first floor level above existing side element following demolition of existing utility room (as amended by plans received 22/03/23) – Approved 15/05/23.
- 2.3 89/00421/1 - Erection of buildings to form a cattery. (as amended by plans and letter received 20th June 1989) – Approved 29/06/89.
- 2.4 81/01210/1 - Erection of single storey rear extension – Approved 26/08/81.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a 2 storey detached dwelling that is Grade II listed. There is a listed building to the east. The site is on the west side of Kings Walden, and is largely surrounded by open agricultural land. The site is in the Green Belt.

4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to planning permission 22/02931/FPH:
 - ☐ To change the design and size of the approved conservatory to appear more as an orangery.
- 4.2.2 Listed building consent application 25/01556/LBC has also been submitted for the proposed dormer alterations.

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 alterations are considered small as the proposed amended conservatory would be approx. 2m smaller in depth, it would be lower in height, it would be of the same siting as the originally approved conservatory, it would be largely glazed as was the conservatory, and would be set away from the public highway and well-screened by vegetation etc.

4.3.3 It's not considered that the alterations will be noticeable to neighbours as the closest dwelling is approx. 90m from the proposed conservatory, the extension would be well-screened and set back from the highway, and as the works would be of a small size and scale and smaller than the originally approved plans.

4.3.4 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 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 August 2025	