

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02478/NMA	Change of material to rear extension as White Colour Fast Render instead of Black Aluminium Fascia (as non-material amendment to planning permission 24/02394/FPH granted on 19.12.2024).	20 London Road Hitchin Hertfordshire SG4 9EW

Submitted Plan Nos

1807 01 F 1807 02 F

1.0 Policies

2.0 **Site History**

2.1 24/02394/FPH - Single storey rear extension and alterations to fenestration

Conditional Permission

2.2 76/01197/1 - Proposed construction of vehicular access

Conditional Permission

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No.20 London Road is a two-storey, semi-detached dwellinghouse within a residential area of Hitchin. London Road is a Classified 'B road' as defined by the Hertfordshire Highways gazetteer.

4.2 **Proposal**

4.2.1 The application proposes the following amendments to original planning permission 24/02394/FPH granted 19.12.2024:

Change of material to rear extension as White Colour Fast Render instead of Black Aluminium Fascia (as non-material amendment to planning permission 24/02394/FPH granted on 19.12.2024)

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.

4.3.2 The proposed amendment would incorporate the use of White Colour Fast Render for the walls instead of Black Aluminium Fascia. The change would not be noticeable to the public realm and the extent is minor and acceptable.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 21 October 2025	