

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01427/NMA	Altered footprint and siting; addition of rooflight in ensuite and window to ground floor shower room. (as Non-Material Amendment to planning permission 24/02341/FPH granted 12.12.2024)	The Lodge Shillington Road Pirton Hitchin Hertfordshire SG5 3HB

Submitted Plan Nos

10-027 20-003 20-005 20-007 0-008 10-015 10-013

1.0 Policies

2.0 Site History

2.1 24/02341/FPH

3.0 Representations

N/A

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.2 Detached property located on the north side of Pirton towards Shillington.

4.2 Proposal

Proposed amendments :

- 1.0 Ground floor shower room window
- 2.0 Rooflight to en-suite
- 3.0 Slight amendment to footprint

4.3 **Key Issues**

- 4.3.1 The above amendments are considered very minor when compared to the size of the overall scheme and do not change the character and appearance of the development in any material way.

4.4 **Conclusion**

Acceptable as a non-material amendment

4.5 **Alternative Options**

- 4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

- 4.6.1 I can confirm that the applicant is in agreement with the pre-commencement conditions that are proposed.

5.0 **Recommendation**

- 5.1 Grant NMA

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 22 October 2025	
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