

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02587/NMA	Minor amendments to the locations of windows and doors (as non-material amendment to planning permission reference 24/01027/FPH granted on 04.07.2024).	24 Ivel Way Baldock Hertfordshire SG7 6LP

Submitted Plan Nos
PL-505B PL-507B

1.0 **Policies**

2.0 **Site History**

2.1 **24/01027/FPH** - Part single, part two storey side and single storey rear extension.
Conditional
Permission

3.0 **Representations**

3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is an end of terrace property located on the north side of Ivel Way, Baldock.

4.2 **Proposal**

4.2.1 The following amendments to the original planning permission are proposed:

“Minor amendments to the locations of windows and doors (as non-material amendment to planning permission reference 24/01027/FPH granted on 04.07.2024)”.

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 parent permission under ref: 24/01027/FPH approved a part single, part two storey side and single storey rear extension. The only changes proposed under this application are changes to the rear doors on the rear extension, increasing their size and lightly adjusting their position, as well as modest changes to window positions.
- 4.3.3 Overall, these proposed changes amount to very modest amendments, such that it is considered that they would constitute non-material amendments to the parent permission.

4.4 **Conclusion**

- 4.4.1 The proposed changes to the scheme are not considered to be a 'material' alteration to the previously granted planning permission. It is therefore considered that the non-material amendment is **AGREED**.

5.0 **Recommendation**

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

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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