

## DELEGATED FILE NOTE

**CASE OFFICER:** ...Thomas Howe.....

| APPLICATION REFERENCE | BRIEF DESCRIPTION OF DEVELOPMENT                                                                                                                      | APPLICATION SITE                                                       |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| 25/00501/NMA          | Change colour of timber garage doors and bin storage (as non-material amendment to planning permission reference 24/02222/FPH granted on 19.11.2024). | 33 Lytton Avenue<br>Letchworth Garden City<br>Hertfordshire<br>SG6 3HU |

**Submitted Plan Nos**  
24034 - 010C

### 1.0 **Policies**

### 2.0 **Site History**

- 2.1 24/02222/FPH - Erection of detached garage and bin store following demolition of existing garage. – Conditional Permission

### 3.0 **Representations**

- 3.1 N/A

### 4.0 **Planning Considerations**

#### 4.1 **Site and Surroundings**

- 4.1.1 No. 33 Lytton Avenue comprises a semi-detached two storey dwelling in Letchworth Garden City and is within the Letchworth Garden City conservation area.

#### 4.2 **Proposal**

- 4.2.1 Change of garage doors from timber to wood effect aluminium. Change in colour of bin store to sage green. All works as an amendment to planning permission 24/02222/FPH granted on 19.11.2024.

#### 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 glazing and panel layout of the doors would remain consistent with the approved scheme, as would the proposed colour. Wood effect metal doors are proposed, and given this finish, I consider that the similarity between the schemes would be acceptable. The change in materials would not materially change the appearance of these doors and is considered to comprise a non-material amendment.
- 4.3.3 The proposed change in colour of the bin store would result in a change from a light grey pastel colour to a light green pastel colour. Given that both colours would be pastel colours and would be light, together with the siting of the bin store being to the rear, I consider that the proposed amendments would not comprise a material amendment.
- 4.3.4 It is noted that condition 3 of 24/02222/FPH specifies materials of construction, however, given that this condition includes the wording “unless otherwise agreed in writing by the local planning authority”, I do not consider this condition means the NMA process is unsuitable.

#### 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 my view that the non-material amendment is **AGREED**.

#### 5.0 **Recommendation**

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

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| <p>Signed</p><br><br><br><br><br><br><br><br><br><br><br><p>Shaun Greaves</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
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|------------------------|--|
| Determining Officer    |  |
| Date: 25 February 2025 |  |