

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02403/NMA	Installation of doors and windows to proposed shed, installation of solar panels on rear elevation and installation of EV charger to front elevation (as non-material amendment to planning permission reference 26/00326/FPH granted on 01.04.2026).	5 Oaktree Close Letchworth Garden City Hertfordshire SG6 3XY

Submitted Plan Nos

2025/29/201

1.0 Policies

2.0 **Relevant Site History**

2.1 26/00326/FPH - Single storey rear/side extension following demolition of existing rear conservatory and partial demolition of existing detached garage. Erection of garden shed and installation of additional front hardstanding.

Conditional Permission

2.2 25/01975/FPH - Single storey rear extension, replace existing garage door with windows to facilitate conversion of garage into habitable accommodation following demolition of existing rear conservatory and erection of detached side elevation garden shed.

Conditional Permission

3.0 **Representations**

3.1 None undertaken

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a two-storey detached dwelling situated on Oak Tree Close, Letchworth Garden City.

4.2 **Proposal**

4.2.1 Installation of doors and windows to proposed shed, installation of solar panels on rear elevation and installation of EV charger to front elevation (as non-material amendment to planning permission reference 26/00326/FPH granted on 01.04.2026).

4.3 **Key Issues**

4.3.1 The alterations to the shed, being fenestration changes and a change to a shallow dual pitched roof form, are minor and minimally visible to the public realm.

4.3.2 The rear roofslope solar panels and EV charger to the front elevation, while new development, would likely constitute permitted development so are unobjectionable.

4.3.3 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 NMA matters are acceptable.

5.0 **Recommendation**

5.1 That the proposed NMA be **GRANTED**

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 7 October 2026	