

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00062/NMA	Change colour of windows from white to agate grey (RAL 7038) (as Non-Material Amendment to planning permission 22/02775/FP granted 27.02.2023)	Model Farm Mill Lane Hexton Hitchin Hertfordshire SG5 3JE

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

21. 23/02775/FP: Erection of two attached 4-bed dwellings following demolition of existing barns together with associated car parking, detached car barn and relocated vehicular access. Granted 23/2/22

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1 Former Model Farm buildings located within the village boundary.

4.2 **Proposal**

- 4.2.1 Change colour of windows from white to agate grey (RAL 7038) (as Non-Material Amendment to planning permission 22/02775/FP granted 27.02.2023)

4.3 **Key Issues**

- 4.3.1 The applicant seeks a change in window colour from white to a light grey (RAL 7038)

The development has commenced and is at slab level. The site does not have any immediately adjoining buildings to compare window colour against. There is no change in design or number of openings to the approved scheme. In terms of the context of the site including the trees forming a background to the east, I consider that the use of a light grey colour instead of white an improvement to the scheme but not a significant change in appearance so as to be a noticeable change to the approved development. Accordingly I consider that the change in window colour could be acceptable as a non-material amendment in this case.

4.4 **Conclusion**

4.4.1 The proposal is acceptable in planning terms.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED**

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 28 January 2025	