

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01891/NMA	Addition of gablets over first floor windows to the rear elevation and the middle unit extruded to rear elevation (as Non-Material Amendment to planning permission 23/01502/FP granted 09.05.2024)	Land North West Of The Old Coach House And Opposite Maydencroft Cottage Maydencroft Lane Gosmore Hertfordshire SG4 7QA

Submitted Plan Nos

LD614A-NMA01 LD614A-NMA02 LD614A-NMA03 LD614A-NMA04 LD614A-NMA05
LD614A-NMA06

1.0 Policies

2.0 Site History

2.1 23/01502/FP - Erection of three 2-bed terraced cottages (as amended by plan received 19/12/23) – Approved 09/05/24.

3.0 Representations

3.1 None received.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The site is land under construction for residential development of three dwellings.

4.2 Proposal

4.2.1 The application proposes the following amendments to planning permission 23/01502/FP:

1.0 The addition of gablets over the first floor rear windows of the dwellings.

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 proposed gablets would be small additions/alterations, and are not considered to materially alter the size and design of the approved development. The gablets would not be considered to be noticeable to neighbours due to their small size, their siting on the dwellings, and the siting of the dwellings as a whole.

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 changes to the scheme are not considered to be 'material' alterations to the previously granted planning permission. It is therefore my view that the non-material amendments are **AGREED**.

5.0 **Recommendation**

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

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 24 September 2024	
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