

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00540/NMA	Changes to approved marshalls block paving colours and change length of 1800mm high FSC close boarded fence running from wall around electrical sub- station up to southern end of Block C bicycle store to 1800mm high brick boundary wall (as Non-Material Amendment to planning permission 20/01714/FP granted 14.06.2021)	Site Of Former Foundation House Icknield Way Letchworth Garden City Hertfordshire SG6 1UD

Submitted Plan Nos

FHL-KSA-XX-XX-D-A-002U

1.0 Policies

2.0 **Site History**

- 2.1 20/01714/FP - Erection of 57 dwellings comprising of 18 x 1-bed apartments and 39 x 2-bed apartments including provision of car parking with all associated ancillary and landscaping works following demolition of existing office building (Amended by plan received 17.09.20) – Approved 14/06/21.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a former office building and car park, undergoing redevelopment to residential.

4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to planning permission 20/01714/FP:

- Changes to hardstanding colours and manufacturers for parking areas, paths, and delineation areas.
- Change the length of the 1.8m high close boarded fence running from wall around electrical sub-station up to southern end of Block C bicycle store to 1.8m high brick boundary wall.

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 proposal to change a fence to a brick wall would be small in comparison to the site and the scale of the approved development, would be of the same height as the fence and will be behind a sub-station and won't materially affect the street scene, and won't be noticeable to the neighbouring funeral home to the west as the height won't change and it will be obscured by a 1.8m fence on the boundary.
- 4.3.3 The proposed altered Brindle and Charcoal hardstanding will be similar to those originally approved, and are not considered to be a material change. The Marigold block paving for paths will be changed to Autumn Gold, which would be a change from red to gold/red with some darker redder blocks – this is fairly close to the originally approved

colour, would be on a small surface area of the site that would not be considered to result in significant visual differences to the original approval, would not be noticeable to neighbours, and is not considered to be a material change.

4.3.4 The proposed change of the 'Natural' block paving would be the most different from the existing, with the original being a grey colour, and the new colour appearing as green from the screenshot used for the application. Other images of this type of hardstanding however appear greyer albeit lighter than the original approval, therefore the proposed new 'Natural' colour is considered to remain grey. This amended material would be used for some of the parking areas within the site, would constitute a small part of the site and development, would not be a significant change to the appearance of the development, and would not be noticeable to neighbours and in the locality. This change of hardstanding type is not considered material.

4.3.5 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 18 March 2025	