

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01924/NMA	Addition of a fourth chimney stack and four chimney pots and insertion of rooflights to front and rear roofslopes. (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-NMA201 LD614A-NMA202 LD614A-NMA203 LD614A-NMA204 LD614A-NMA205 LD614A-NMA206

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). Granted 9/5/23

3.0 Representations

3.1 N/R

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1 Residential development plot on north side of Maydencroft Lane, Gosmore.

4.2 **Proposal**

4.2.1 Addition of a fourth chimney stack and four chimney pots and insertion of rooflights to front and rear roofslopes. (as Non-Material Amendment to planning permission 23/01502/FP granted 09.05.2024)

The full list of changes are as follows:

- 1 x additional chimney pot and amended design
- 6 rooflights (3 on front and 3 on rear)
- Pitched roof over rear first floor rear windows
- Brick flared window headers
- Brick plinth
- 2 ground floor windows on front elevation rather than blind windows
- String course at first floor level

4.3 **Key Issues**

4.3.1 The proposed building is located in a discreet location not directly visible from public views.

There are no changes to the height, width or footprint of the development.

The combination of the proposed changes are modest and will not alter significantly the overall appearance of the building.

No changes to the access or parking facilities.

No changes to external materials.

4.4 **Conclusion**

The proposed NMA details are minor in nature and would not change the overall appearance of the building or be particularly noticeable to members of the public.

Grant NMA

4.5 **Alternative Options**

4.5.1 None applicable

5.0 **Recommendation**

5.1 That the NMA be **GRANTED**

Signed	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer	
Date: 21 August 2025	