

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02086/NMA	Boundary line adjustments in accordance with legal plans (as Non- Material Amendment to planning permission 23/00960/S73 granted 14.06.2023)	Nup End Farm House Nup End Old Knebworth Hertfordshire SG3 6QJ

Submitted Plan Nos

010B 010A

1.0 Policies

2.0 **Site History**

- 2.1 20/02109/FP: Erection of one 4-bed and two 3-bed detached dwellings including alterations to existing access. Granted on appeal
- 2.2 23/00960/S73: Variation of condition 2 (revised plans) of planning permission 22/02126/S73 granted 29.09.2022 for erection of one 4-bed and two 3-bed detached dwellings including alterations to existing access. Granted 14.06.23

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

The site comprises land to the rear of four dwellings Nos. 1 to 4 Nup End Farmhouse, a Grade II listed building sub-divided into 4 flats. The site is a mix of lawn and hard standing, with vehicles parked on part of it. Access is via Park Lane and from the rear of Nos. 1 to 4. Party boundaries are comprised of 2-3m high hedges, 1.8m high fences, and higher trees.

A detached dwelling is to the north, and to the south and south-west is a business/employment area. The character of the locality is rural, with a small number of dwellings to the north. The site is in the Green Belt, and a Conservation Area

4.2 **Proposal**

- 4.2.1 Boundary line adjustments in accordance with legal plans (as Non-Material Amendment to planning permission 23/00960/S73 granted 14.06.2023)

For clarity, the only difference between the approved scheme under ref: 23/00960/S73 and that now proposed with this NMA application is an adjustment to the site boundary at the south western corner of the site behind Plot B where a dog leg is introduced to the boundary line instead of a straight line. The site area will reduce by approximately 20 sq metres.

4.3 **Key Issues**

- 4.3.1 The change to the site area – even though relatively small – is considered to be a material change to the original planning application and therefore cannot be considered via the Non-material Amendment procedure

4.4 **Conclusion**

- 4.4.1 The application must be refused as the boundary change is not considered a non-material amendment.

4.5 **Alternative Options**

- 4.5.1 None applicable

5.0 **Recommendation**

- 5.1 That the proposed NMA be **REFUSED**

1. The change to the boundaries of the original application site area is deemed a material change to the original planning permission by the Local Planning Authority and cannot therefore be considered via the Non-Material Amendment procedure under Section 96A of the Town and Country Planning Act 1990 .

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 16 September 2025	