

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00783/NMA	Minor amendments to scheme (as non-material amendment to planning permission reference 23/01947/FP granted on 26.03.2024).	The Anchor 84 Cambridge Road Hitchin Hertfordshire SG4 0JH

Submitted Plan Nos

2022-6832-007 P6 2097 - 18S 2097 - 23F 2097 - 25F 2097 - 28C 2097 - 31F 2097 - 40D 2097 - 41B

1.0 Policies

2.0 **Site History**

- 2.1 23/01947/FP: Erection of new convenience retail unit (Class E); alterations to means of access and reorganisation and extension of car park, including the change of use of land from residential gardens and the installation of EV charging points; demolition of outbuildings to pub and external alterations including the erection of garden pergola and structures, new patio and external lighting and installation of new cold store and covered walkway to back of house and replacement of part of kitchen extraction system. Granted 26.3.2024.

3.0 **Representations**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Part of the grounds to The Anchor Public House located on the south side of Cambridge Road, Hitchin. The site is currently being redeveloped to provide a supermarket with associated car park etc.

4.2 **Proposal**

- 4.2.1
- Change entrance door from double sliding door to single sliding door
 - Relocation of ATM
 - Additional of vents/ covers to yard and rear elevation
 - Minor relocation of wall to service yard
 - Omission of 1 EV upstand / 2 space due to lack of power within the grid

4.3 **Key Issues**

- 4.3.1 The proposed development will add a large commercial building towards the back of the site adjacent the boundary with Purwell Meadows. The proposed alterations as set out above are considered to be relatively minor alterations to the approved development that would have no material impact on its overall appearance or be likely to make any noticeable difference to the living conditions of neighbouring properties.

4.4 **Conclusion**
The changes proposed are considered acceptable as non-material amendments.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED**

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 25 April 2025	