

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01998/NMA	Installation of glazed Juliette balcony and patio door to first floor north elevation (as non-material amendment to planning application reference 24/01178/FPH granted on 09.07.2024).	The Still House Radwell Lane Radwell Baldock Hertfordshire SG7 5ES

Submitted Plan Nos

BUT/23/02D

2.0 **Site History**

2.1 24/01178/FPH:

3.0 **Representations**

3.1 N/R

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Detached annex building within the grounds of Still House.

4.2 **Proposal**

4.2.1 Installation of glazed Juliette balcony and patio door to first floor north elevation (as non-material amendment to planning application reference 24/01178/FPH granted on 09.07.2024).

4.3 **Key Issues**

4.3.1 The proposed alteration only affects one elevation – the north gable elevation facing towards the host dwelling at Still House. The proposed patio doors and Juliet balcony would replace an approved window looking in this direction. The change is comparatively minor in terms of the overall scheme and would have no material impact on the appearance of the annex building or the wider setting of the building. There would be no material impact on neighbouring property. As such, the proposed alteration can be agreed as a non-material amendment to the approved scheme in my opinion.

4.3.2 This householder application is exempt from the BNG Regulations.

4.4 **Conclusion**

Acceptable as an NMA

5.0 **Recommendation**

5.1 That the NMA be **AGREED**

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 30 September 2024	