

## DELEGATED FILE NOTE

**CASE OFFICER:** ...Melissa Tyler.....

| APPLICATION REFERENCE | BRIEF DESCRIPTION OF DEVELOPMENT                                                                                                                                                            | APPLICATION SITE                                     |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| 26/01889/NMA          | Amendments to approved kitchen window and rear doors and insertion of flat rooflights to rear extension. (as Non-Material Amendment to planning permission 25/02569/FPH granted 27.11.2025) | 34 Grays Lane<br>Hitchin<br>Hertfordshire<br>SG5 2HH |

### **Submitted Plan Nos**

PL-505 - Existing Floor Plans PL-506 - Existing Elevations PL-605 - Proposed Floor Plans  
PL-606 - Proposed Elevations

## **1.0 Policies**

### **2.0 Site History**

- 2.1 25/02569/FPH Part two storey and part single storey rear extension. Alterations to existing attached garage to include insertion of rear window to facilitate partial garage conversion into habitable accommodation. Alterations to fenestration and external render (amended plans received 19/11/2025) CONDITIONAL PERMISSION

### **3.0 Representations**

- 3.1 None

### **4.0 Planning Considerations**

#### **4.1 Site and Surroundings**

- 4.1 The site is a linked detached two storey dwelling with a pitched roof. The character of the locality is residential comprising mainly detached and semi-detached dwellings of varying designs.

#### **4.2 Proposal**

- 4.2.1 Amendments to approved kitchen window and rear doors and insertion of flat rooflights to rear extension. (as Non-Material Amendment to planning permission 25/02569/FPH granted 27.11.2025)

4.3 **Key Issues**

- 4.3.1 The applicant seeks a changes to approved kitchen window and rear doors and insertion of flat rooflights to rear extension.

I consider that the scheme is not a significant change in appearance so as to be a noticeable change to the approved development. Accordingly I consider that the changes proposed would be acceptable as a non-material amendment in this case.

4.4 **Conclusion**

- 4.4.1 The proposal is acceptable in planning terms.

|                                                                 |                                                                                                                                                 |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Signed</p> <p><i>S. Kasparian</i></p> <p>Sarah Kasparian</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer</p> <p><b>Date:</b> 18 August 2026</p>   |                                                                                                                                                 |

