

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01483/NMA	No raising of roof required, flat roof dormers (as existing design), Juliette balconies to rear dormer, extension of porch roof and no single storey rear extension as non-material amendment to planning permission reference 25/03244/FPH granted on 12.02.2026).	27 Lytton Fields Knebworth Hertfordshire SG3 6BA

Submitted Plan Nos

6178-E01-B 6178-P01C

1.0 Policies

2.0 **Site History**

- 2.1 **25/03244/FPH** - Replacement raised roof including 2.no front dormer windows, 2.no front rooflights windows and 1.no rear dormer window. Single storey rear extension following removal of existing conservatory. Alterations to fenestration including insertion of garage door on front elevation – Conditional Permission

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 27 is a detached house on the west side of Lytton Fields and located within the village boundary.

4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to original planning permission 25/03244/FPH granted 11.02.2026:
- Retention of original pitched roof.
 - Change to dormer windows to be flat roofed.
 - Juliette balconies to rear dormer.
 - Extension of porch roof.
 - Omission of single storey rear extension.
 - Omission of conversion of garage.

4.3 **Key Issues**

- 4.3.1 The key issue for consideration is whether the proposed amendments would constitute a material alteration to the previously granted scheme.
- 4.3.2 The proposed alterations would seek to omit a proportion of the approved elements. This would result in a majority of the approved description of development being different to the finished development. Therefore, cumulatively, given the significant difference between the approved and proposed scheme, the amended scheme both by its different description of development, and its appearance, would materially affect the design of the scheme.
- 4.3.3 For the reasons above I consider that the proposed alterations would materially alter the nature of the previously granted permission. Therefore, the amended scheme would not be considered a non-material amendment.

4.4 **Conclusion**

- 4.4.1 The proposed changes to the scheme are considered to be 'material' alterations to the previously granted planning permission. It is therefore recommended

that the non-material amendment be **REFUSED**.

5.0 **Recommendation**

5.1 That the non-material amendment is **REFUSED**.

1. The proposed changes to the scheme are considered to be 'material' alterations to the previously granted planning permission. It is therefore my view that the non-material amendment be REFUSED.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 23 June 2026	