

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01372/NMA	Addition of one window to side elevation and change of colour to window frames from grey to white (as Non-Material Amendment to planning permission 22/02355/FPH granted 01.11.2022)	66 Maycroft Letchworth Garden City Hertfordshire SG6 4QD

Submitted Plan Nos

1964 - PL03 A 1964 - PL05 A

1.0 Policies

2.0 Site History

22/02355/FPH: Single storey wrap around front/side extension, relocation of existing front entrance to side elevation, two storey rear extension and replacement of existing fenestration following demolition of existing front porch, side elevation garage and store and rear outbuildings. Granted 31/10/22

3.0 Representations

3.1 N/A

4.0 Planning Considerations

4.1 Site and Surroundings

Semi-detached house located on the south side of Maycroft

4.2 Proposal

Addition of one window to side elevation and change of colour to window frames from grey to white (as Non-Material Amendment to planning permission 22/02355/FPH granted 01.11.2022)

4.3 **Key Issues**

- 4.3.1 The key issue is whether the proposed changes can be considered non-material having regard to their scope and material change to the approved scheme.

The proposals involve the provision of one ground floor window (to be concealed once the side extension is built) and the change in colour of window frames from grey to white.

As the window will be concealed this will clearly not result in any external change. The provision of white frames to the windows would not dramatically change the appearance of the approved scheme.

4.4 **Conclusion**
Grant consent to NMA

4.5 **Alternative Options**

- 4.5.1 None applicable

5.0 **Recommendation**

- 5.1 Agree the NMA

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 16 July 2024	

