

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00217/NMA	Change to extension wall material from painted brickwork to white camtech bricks. (as Non-Material Amendment to application reference 25/00920/FPH granted 01.07.2025)	21 Alexandra Road Hitchin Hertfordshire SG5 1RB

Submitted Plan Nos

2025-10-01 Rev A 2025-10-01

1.0 Policies

2.0 **Relevant Site History**

- 2.1 25/00920/FPH - Part two storey and part single storey rear extension. Insertion of first floor side window and side rooflight. Alterations to fenestration.

Conditional Permission

- 2.2 07/02081/1PUD - Rear dormer window to facilitate loft conversion.

Granted

3.0 **Representations**

- 3.1 N/a

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The property is a two-storey, semi-detached dwelling located on the north side of Alexandra Road, Hitchin. The site benefits from a front and rear garden.

4.2 **Proposal**

- 4.2.1 Change to extension wall material from painted brickwork to white camtech bricks. (as Non-Material Amendment to application reference 25/00920/FPH granted 01.07.2025)

4.3 **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 amendment would change the previously submitted external material of white painted brick to the extension walls to white camtech brickwork to more closely resemble the

neighbouring property. This amendment does not materially alter the scale or siting of the proposal. While the site abuts public amenity space, the proposal is to the rear and it is well screened by vegetation.

4.3.3 For the above reasons I consider that the proposed alterations would not materially alter the nature of the previously granted permission. Therefore, the amended scheme would be considered a non-material amendment.

4.4 Conclusion

4.4.1 The proposed changes to the scheme are considered to be non-material and therefore my view is that the non-material amendment be APPROVED.

5.0 Recommendation

5.1 That the non-material amendment be **APPROVED**.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 February 2026	