

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02405/NMA	Relocation of the approved shed structure and insertion of fenestration (as non-material amendment to planning permission reference 24/02818/FPH granted on 14.04.2025).	2 Kingsoak Hitchin Hertfordshire SG4 7BF

Submitted Plan Nos

2428-PL-200 2428-PL-400

1.0 Policies

2.0 **Site History**

- 2.1 24/02818/FPH - Insertion of windows and doors to existing garage to facilitate conversion of garage into habitable accommodation, (as per planning approval 20/02113/FPH approved 19th November 2020) and erection of detached garden store.– Conditional Permission

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 2 Kingsoak comprises a semi-detached single storey dwelling off Kingsoak, a group of dwellings in Hitchin.

4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to original planning permission 24/02818/FPH:

- Relocation of approved shed structure and insertion of fenestration.

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.

4.4 **Design and Appearance**

- 4.4.1 The proposed alterations relate to a building within the rear garden, adjacent to the rear elevation of the existing garage block. It is therefore obscured from view from neighbouring curtilages. The relocated building and addition of the window would not be visible from the public realm, and are not considered to comprise material changes to the scheme as viewed by neighbouring occupiers.

4.5 **Neighbouring Amenity**

- 4.5.1 The alterations would not result in the building being sited closer to the neighbour at No.1 Kingsoak, and is therefore not considered to materially alter the visual impacts and amenity impacts of the siting of the building. Outlook from the window proposed would be within the garden and not into/toward neighbouring curtilages. I therefore do not considered that its insertion would contribute material harm to neighbouring amenity.

4.6 **Conclusion**

- 4.6.1 For the reasons above, I consider that the proposed alterations would not materially alter the nature of the previously granted permission. I am therefore satisfied that the amended scheme will be acceptable in planning terms.
- 4.6.2 The proposed changes to the scheme are not considered to be 'material' alterations to the previously granted planning permission. It is therefore my view that the non-material amendments are **AGREED**.

5.0 **Recommendation**

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

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 2 October 2025	