

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02223/NMA	Amendments to rear first floor glazing (as Non-Material Amendment to planning permission 24/01967/FPH granted 15.11.2024)	Gleniffer Lucas Lane Hitchin Hertfordshire SG5 2JA

Submitted Plan Nos

PL-605B

1.0 Policies

2.0 **Site History**

24/01967/FPH:

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Detached property located on the east side of Lucas Lane

4.2 **Proposal**

4.2.1 Proposed amendments to first floor rear windows on bedrooms.

4.3 **Key Issues**

4.3.1 The proposals is to increase the triangular areas of glazing up to the roof verge on the two first floor rear facing bedroom windows.

The windows would be larger in glazing area but of a similar design with 3 vertical mullions rather than 1. It is considered that the amended design does not materially change the appearance of the scheme and can be considered as a non-material amendment to the original permission.

4.4 **Conclusion**
Acceptable as an NMA

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 I can confirm that the applicant is in agreement with the pre-commencement conditions that are proposed.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED**

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 9 September 2025	