

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00502/NMA	First floor side obscure glazed window (as Non-Material Amendment to application 25/00072/FPH granted on 20.03.2025)	17 Wymondley Road Hitchin Hertfordshire SG4 9PH

Submitted Plan Nos

PL.101-C PL.104-C

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

T2 Parking

2.0 **Site History**

2.1 25/00072/FPH - Part single, part two storey front extension following the demolition of the existing front porch, two storey rear extension. New and replacement windows. Replace existing flat roof to garage with pitched roof and associated alterations. CP 20/03/2025.

3.0 **Representations**

3.1 N/a.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application property is a two storey dwelling on the north side of Wymondley Road.

4.2 **Proposal**

4.2.1 The following amendments to the original planning permission are proposed:

“First floor side obscure glazed window (as Non-Material Amendment to application 25/00072/FPH granted on 20.03.2025)”

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 approved scheme.

4.3.2 The parent permission ref: 25/00072/FPH was approved 20.03.2025. The only changes proposed under this nma application are the insertion of a first floor side facing obscure glazed window on the side elevation facing towards no 19.

4.3.3 Whilst the amendment would be noticeable to the neighbouring property, no harm to amenity would be caused as the window is obscure glazed and non opening below 1.7m finished floor level. The works could be carried out under permitted development.

4.3.4 Overall, the proposed changes amount to a very modest amendment.

4.4 **Conclusion**

4.4.1 The proposed changes to the scheme are not considered to be a 'material' alteration to the previously granted planning permission. A non-material amendment is **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: 3 March 2026	