

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02183/NMA	Widen first floor (obscured) window on the SW elevation (as Non-Material Amendment to planning permission 26/00036/FPH granted 27/02/2026)	8 The Stables Pottersheath Welwyn Hertfordshire AL6 9GR

Submitted Plan Nos

8374-P45B 8374-P46A 8374-P40

2.0 **Site History**

2.1 26/00036/FPH First floor rear extension with 2 no. Juliet balconies (including single storey rear extension already approved under planning application ref. no. 24/02930/FPH granted 17.02.2025). Insertion of first floor side window. CONDITIONAL PERMISSION

3.0 **Representations**

3.1 None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1 The site is a detached two storey dwelling with a pitched roof. The site is in a new residential development comprised predominantly of detached and semi-detached dwellings. The site is in the Green Belt.

4.2 **Proposal**

4.2.1 Widen first floor (obscured) window on the SW elevation (as Non-Material Amendment to planning permission 26/00036/FPH granted 27/02/2026)

4.3 **Key Issues**

4.3.1 The applicant seeks a changes to approved first floor obscured window.

I consider that the scheme is not a significant change in appearance so as to be a noticeable change to the approved development. Accordingly I consider that the changes proposed would be acceptable as a non-material amendment in this case.

4.4 **Conclusion**

4.4.1 The proposal is acceptable in planning terms.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 21 September 2026	