

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02151/NMA	Alterations to parking layout and access road to provide a vehicle turning space (as Non-Material Amendment to planning permission 25/01871/FP granted 12/12/2025)	Glebe Road Industrial Estate Glebe Road Letchworth Garden City Hertfordshire SG6 1BT

Submitted Plan Nos

3879_S-002D

1.0 Policies

2.0 Relevant Site History

- 2.1 18/03247/FP Erection of 9 x 3 bedroom dwellings following demolition of existing industrial buildings, with all associated landscaping and ancillary works, including creation of new highway and pedestrian access.

WITHDRAWN TO OVERCOME ENVIRONMENTAL HEALTH OBJECTION

2.2 25/01871/FP Erection of nine dwellings including relocation of access following demolition of existing warehouse building. Conditional Permission

3.0 **Representations**

3.1 Herts Highways – no objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Glebe Road Industrial site is disused industrial site with vacant warehouse building on the southern side of Glebe Road in Letchworth. The site is on the edge of a residential area, with other industrial uses on the rear boundary and western boundary. Access into the existing site is via an access road located to the west of the site, close to the junction of Glebe Road with Norton Way. The ground levels change considerably from the highway and drops down to the rear of the site. The neighbouring residential Property (No.11 Glebe Road is on higher ground then the existing warehouse with a substantial retaining wall and hedge row on the boundary.

4.1.2 The site is allocated in the Local Plan as LG13.

4.2 **Proposal**

4.2.1 Alterations to parking layout and access road to provide a vehicle turning space (as Non-Material Amendment to planning permission 25/01871/FP granted 12/12/2025)

4.3 **Key Issues**

4.3.1 The key issue for consideration is whether the proposed amendments would constitute a material alteration to the scheme;

4.3.2 Following consultation with Herts Highways, the proposed changes are contained wholly within the site and do not affect the approved vehicular access onto Glebe Road, visibility splays, parking provision or refuse collection arrangements. Vehicle tracking demonstrates that vehicles will be able to turn within the site and exit in a forward gear, representing a modest highway safety benefit over the approved arrangement. The Highway Authority is satisfied that the amendment would not result in any material impact on the local highway network and does not alter the requirements of any existing highway-related planning conditions, including those relating to surface water drainage at the site access. Therefore the proposed changes are not considered to materially alter the nature of the previously granted permission. I am therefore satisfied that the amended scheme would be acceptable in planning terms.

4.4 **Conclusion**

4.4.1 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 22 September 2026	