

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00951/NMA	Amend Condition 2 (layout) with amended drawings (as non-material amendment to planning permission reference 24/02265/FP granted on 10.12.2024).	Baldock Services Great North Road Radwell Baldock Hertfordshire SG7 5TR

Submitted Plan Nos

1032-BOW-A0-00-DR-A-0105 P2 1032-BOW-A0-00-DR-A-0107 P3

1.0 Policies

2.0 **Site History**

- 2.1 24/02265/FP - Erection of electric heavy goods vehicle (eHGV) charging hub with associated works. – Conditional Permission

3.0 **Representations**

- 3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises Baldock Services. The area of the development is set adjacent to the existing HGV parking area and the main petrol station. At present it comprises a green, traffic island.

4.2 **Proposal**

- 4.2.1 The submitted cover letter confirms that the following amendments to the original planning permission are proposed:

“i. Reconfiguration of electrical infrastructure As part of the technical review an update to the electrical infrastructure area is proposed. The proposed change involves some slight changes to the electrical infrastructure within the island for the eHGV charging hub. The electrical infrastructure will remain within the same island as per the consented layout but the change will provide additional space that is needed for earthing requirements.”

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.
- 4.3.2 The parent permission under ref: 24/02265/FP approved the erection of the HGV charging units together with the associated infrastructure. The application seeks to amend the associated infrastructure by varying its layout to increase greenery along the southern boundary, and repositioning the approved units. Broadly, the cumulative amount of built form would remain the same as approved, and the proposed amount of grass would be consistent, but with a different layout.
- 4.3.3 Overall, given the relatively transient nature of patronage to the site, together with the fact that the development would amount to the repositioning of the units and landscaping, rather than the introduction of new built form, I consider that the development can be considered as non-material in nature in terms of their amendments to the parent permission.

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. It is therefore considered that the non-material amendment is **AGREED**.

5.0 **Recommendation**

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

Signed  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 22 April 2025	