

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00840/NMA	Proposed addition stable door to rear elevation (as non-material amendment to planning permission reference 24/01859/FPH granted on 12.12.24).	Pencroft Maiden Street Weston Hitchin Hertfordshire SG4 7BG

Submitted Plan Nos

1.0 Policies

2.0 Site History

24/01859/FPH: Single storey rear extension and alterations to existing rear extension roof following demolition of existing conservatory (as amended by plan no. P002B).
Granted 12. 12. 2024

4.1 Site and Surroundings

Detached House on the south side of Maiden Street, Weston. The site is within the Weston Conservation Area and the house is Grade II listed.

4.2 Proposal

4.2.1 Proposed addition stable door to rear elevation (as non-material amendment to planning permission reference 24/01859/FPH granted on 12.12.24).

4.3 Key Issues

4.3.1 Design and appearance

4.3.2 It is considered that the proposed design is sympathetic to the existing house in height, form, proportions, roof type and materials.

4.3.3 The proposals as amended are considered to be acceptable in heritage terms.

4.3.11 Climate Change

4.3.12 The proposed development is of a scale that will have no impact on local climate change.

4.4 **Conclusion**
The proposal is acceptable in planning terms.

5.0 **Recommendation**

5.1 That planning permission be AGREED

Signed



Sam Dicocco

Determining Officer

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 22 April 2025	
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