

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00992/NMA	Amendment to incorporate panel of patent glazing in front roof slope, replacing existing patent glazing in rear roof slope with two conservation type triple glazed rooflights and minor internal alterations including repositioning of WC (as non-material amendment to planning permission 24/01623/FP granted on 26.02.2025).	94 Tilehouse Street Hitchin Hertfordshire SG5 2DW

Submitted Plan Nos

610.10 610.11 610.12

1.0 Policies

2.0 **Site History**

- 2.1 24/01623/FP: Change of use of existing showroom/workshop to form one 3-bed dwelling (as amended by plan no. 07). Granted 25.02.25

3.0 **Representations** N/R

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Two storey property on Tilehouse Street, Hitchin. The property is listed and in the CA.

4.2 **Proposal**

Minor amendment to permission reference 24/01623/FP to incorporate panel of patent glazing in front roof slope, replacing existing patent glazing in rear roof slope with two conservation type triple glazed rooflights and minor internal alterations including repositioning of WC.

4.3 **Key Issues**

- 4.3.1 The proposed roof light on the front elevation would be above ground level and will have no significant impact on the visual amenities of the locality. The rear change to conservation rooflights would be an improvement on the existing glazing .

4.4 **Conclusion** Acceptable as a non-material amendment

4.5 **Alternative Options**

- 4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

- 4.6.1 I can confirm that the applicant is in agreement with the pre-commencement conditions that are proposed.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED**

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 1 May 2025	