

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02351/NMA	Enlarging the existing kitchen window from a three casement window to a five casement window (as non-material amendment to planning permission 25/00383/FPH granted on 28.05.2025).	Daubentons Manor Farm Church End Barley Royston Hertfordshire SG8 8JW

Submitted Plan Nos

2427.04B

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets

2.0 Site History

- 2.1 25/00383/FPH Insertion of rear bifold doors and window following removal of existing window
CONDITIONAL PERMISSION
- 2.2 25/00384/LBC Insertion of rear bifold doors and window following removal of existing window
CONDITIONAL CONSENT
- 2.3 25/02352/LBC Revised proposals to that approved under 25/00384/LBC to change the proposed additional two casement kitchen window to an enlargement of the existing kitchen window opening for a five casement window. Bifold door proposals to remain as currently approved. TBD

3.0 Representations

3.1 Conservation Officer - I have reviewed the amended plans for this application and have no objections to the enlarged kitchen window that they are now proposing.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1 Daubentons Barn is grade II listed and forms part of a residential barn conversion scheme granted planning permission and listed building consent in 1995. The site is located within Barley Conservation Area.

4.2 **Proposal**

4.2.1 Enlarging the existing kitchen window from a three casement window to a five casement window (as non-material amendment to planning permission 25/00383/FPH granted on 28.05.2025).

4.3 **Key Issues**

4.3.1 The applicant seeks a change in window size.

The new proposal will cause less than substantial harm and at the lower end of that spectrum. Although there is an increase of fenestration to this elevation and the proposal quantity of walling to fenestration it is not in my view going to detract from the fact that this is a barn conversion. 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 change in window could be acceptable as a non-material amendment in this case.

4.4 **Conclusion**

4.4.1 The proposal is acceptable in planning terms.

Signed	Development Management North Hertfordshire District Council Council Offices
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 Shaun Greaves Determining Officer Date: 28 October 2025	Gernon Road Letchworth Herts SG6 3JF