

DELEGATED FILE NOTE

CASE OFFICER: ...Sarah Kasparian.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00557/NMA	The substitution of three plots (plots 8, 9 and 10) on the development site with associated amenity, parking and infrastructure. The amendments are self-contained so do not have wider impacts on the layout, and seek to replicate the materials and features of the original house types (as non-material amendment to planning permission 22/03092/FP granted on 06.02.2024).	Land To The East Of Foxholes And Gainsford House And On The West Side Of Crow Furlong Hitchin Hertfordshire

Submitted Plan Nos

2025-02-11-181-PS-1-101-A 2025-02-11-181-PS-1-200-E 2025-02-11-181-PS-1-210-D
2025-02-11-181-PS-1-220A

1.0 Policies

2.0 Site History

2.1 Planning permission 22/03092/FP was granted for the development of 47 dwellings.

3.0 Representations

3.1 No consultation undertaken.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site comprises a self-contained field at the end of Gray's Lane. The site is allocated for housing in the Local Plan 2022. The site is roughly square in shape. There is a bridleway along its north boundary; Crow Furlong along the eastern boundary; and woodland to the south. There are extensive views to the west looking towards the Chilterns AONB and the site sites broadly at the top of the plateau on the western edge of Hitchin.

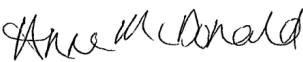
4.2 Proposal

4.2.1 Changes to house types for plots 8, 9 and 10 and alterations to the associated single garage (as a non-material amendment to planning permission reference 22/03092/FP granted on 15/03/2024)

4.3 Key Issues4.3.1The key issue for consideration is whether the proposed amendments would constitute a material amendment to the previously granted scheme. The amendment is sought to alter house types to better suit the developer who is in the process of acquiring the site. The change to plot 8 relates to altering the floor plan so shift the two storey projection from the rear to the front. There will be some internal alterations, which do not fundamentally change the house type (4 bed house). The house continues to meet national floorspace standards and retains the brick material for this house type. The chimney, which serves no functional purpose is to be removed. The proposed single garage for this plot is proposed to be enlarged in width and length to better accommodate a car. Amendments are proposed to plots 9 and 10 change previous house type I. The material palette is comparable using brick and timber. The overall depth of the house will be increased but the single storey projection removed. There will be some internal alterations, but the 3 bed house type is retained. The chimney is removed as it serves no purpose, which is supported. It is noted that plot 10 encroaches no more into the 12m buffer than the approved layout. Therefore, I can confirm on behalf of the North Hertfordshire Council that the amendments are considered to be minor and can be treated as a non-material amendment to planning permission reference number 22/03092/FP granted permission on 6 February 2024. For the avoidance of doubt the following details are supplementary to the approved plans as follows:- 181-PS-1-200-E Plot 9 and 10- 181-PS-1-210-D Plot 8- 181-PS-1-220-A Single Garage- 181-PS-1-101A Proposed Site Plan

5.0 Recommendation

5.1 That the non-material amendment is APPROVED

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 2 April 2025	