

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02144/NMA	Amendments to plot 5 (as non-material amendment to planning permission reference 24/01371/FP granted on 19.02.2025).	Tussocks The Causeway Therfield Royston Hertfordshire SG8 9PP

Submitted Plan Nos

478.02F 478.03J 478.11E 478.15C 478.18A

2.0 **Site History**

- 2.1 24/01371/FP - Erection of seven dwellings (4 x 3-bed and 3 x 4-bed) including creation of vehicular access off The Causeway, footpath, carport, parking, landscaping, and associated works following demolition of existing dwelling and outbuildings (as amended by plans and information received 22nd October 2024 and 18th November 2024).
Granted 18.02.2025

3.0 **Representations**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Residential development site located on the east side of The Causeway within Therfield village boundary.

4.2 **Proposal**

- 4.2.1 Amendments to plot 5 (as non-material amendment to planning permission reference 24/01371/FP granted on 19.02.2025).

- 4.2.2 The full detail of the proposed NMA is as follows (Plot 5 only) :

- Increase in width of the house by 250mm on both sides.
- Increase in depth at the front by 250mm and at the back by 250mm.
- The lounge and bedroom rear projection increased in depth by the depth by 1.4m, which was the depth of the projecting balcony that is now not included

4.3 **Key Issues**

- 4.3.1 The key issue is whether the proposed changes would be noticeable to those adjacent residents who may have previously expressed an interest in the scheme and / or raised objections to it.

The development has not yet commenced on site.

The changes only relate to Plot 5 which is a detached dwelling located towards the rear of the site close to the eastern boundary.

Plot 5 is set well back from The Causeway, behind plots 1, 2, 4, 4, 6 & 7 and therefore there are limited public views of this plot from the highway.

The nearest neighbour is at Tussocks to the south however the main change to the two storey element on Plot 5 is on the north side of the Plot away from Tussocks. The main impact on Tussocks will be the development itself which has received planning permission under ref: 24/01371/FP rather than the relatively minor changes to Plot 5

There would be no change to the position of Plot 5 within the development site or any changes to its height.

Overall, given the scale of the scheme for seven dwellings and the changes being relatively minor and limited to plot 5 only it is considered that the NMA proposals can be considered as acceptable as Non-material amendments to the approved scheme.

4.4 **Conclusion**
Agree NMA

4.5 **Alternative Options**

4.5.1 None applicable

5.0 **Recommendation**

5.1 That the NMA be **GRANTED**

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 10 September 2025	
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