

DELEGATED FILE NOTE

CASE OFFICER: ...Paul Chaston.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/00694/NMA

Alterations to fenestration (as Non-Material Amendment to plot 44 of planning permission 21/00434/HYA granted on 19/03/2024)

Land North Of Pound Farm
London Road
St Ippolyts
Hertfordshire
SG4 7NE

Submitted Plan Nos

P117 G P118 G

1.0 Policies

2.0 **Site History**

- 2.1 24/02907/RM – Reserved matters application pursuant to grant of outline planning permission which formed part of hybrid application 21/00434/HYA seeking approval of details in respect of layout, scale, landscaping and appearance in relation to Phases 2 and 3 pursuant to conditions 7, 8 and 9 of the hybrid planning permission. This application was granted in August 2025.
- 2.2 25/00453/NMA – Amendments to Phase 2 and 3 boundaries as non-material amendment to hybrid application reference 21/00434/HYA. This non-material amendment was granted in March 2025.
- 2.3 21/00434/HYA – Hybrid application for a residential development to provide a total of up to 84 dwellings with associated access from London Road, including provision of a roundabout, associated parking, landscaping, open space and ancillary works comprising: Phase 1 – Application for full planning permission for the erection of 36 dwellings; Subsequent Phases – Application for outline planning permission all matters reserved except for access on the remaining part of the site for the erection of up to 48 dwellings. This application was granted in March 2024.

3.0 **Representations**

- 3.1 Not applicable.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The wider application site extends to about 3.48 hectares and is a single field to the south-eastern edge of Hitchin and about 400m to the north of St. Ippolyts. The site is bounded to the west by the B656 London Road. There is a small housing estate to the north accessed by a roundabout at the junction of London Road and Broadmeadow Ride. There is woodland to the east, within which there is a pond and Ippollitts Brook. To the south there is Pound Farm, which is a grade II listed building and associated dwellings converted or styled on agricultural buildings. There are residential properties on the opposite side of London Road, to the north-west of the site.
- 4.1.2 There are hedgerows with trees along the eastern and southern boundaries and sparse vegetation along the western boundary with London Road. There is a post and wire fence along the northern boundary beyond which there is a landscape corridor and footpath separating the site from the 1980s Ash/Lark Drive estate to the north. The site slopes down gently to the east towards the adjacent woodland.

4.2 **Proposal**

- 4.2.1 Alterations to fenestration (as Non-Material Amendment to plot 44 of planning permission 21/00434/HYA granted on 19/03/2024).

4.3 **Key Issues**

- 4.3.1 The key issue for consideration is whether the proposed amendments would constitute a material alteration to the previously granted scheme.
- 4.3.2 The proposed amendments would see the addition of a second window in the rear elevation of Plot 44 at first-floor level to the bedroom labelled as 'Bedroom 1' on the submitted plans. To the side elevation, minor changes to the position of the ground floor windows are proposed, as well as the removal of a small gable-end dormer window at first-floor level serving Bedroom 1.
- 4.3.3 For the above reasons, I consider that the proposed alterations would not materially alter the nature of the previously granted permission. Therefore, the amended scheme would be considered a non-material amendment.

4.4 **Conclusion**

- 4.4.1 The proposed changes to the scheme, and specifically plot 44 of planning permission 21/00434/HYA are considered to be non-material and therefore, my view is that the non-material amendment be **APPROVED**.

5.0 **Recommendation**

- 5.1 That the non-material amendment be **APPROVED**.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 2 June 2026	