

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02294/NMA	The hip of the roof as built is shallower than the original plan (as non-material amendment to planning permission 22/01348/FPH granted on 06.12.2022).	120 Ridge Road Letchworth Garden City Hertfordshire SG6 1PT

Submitted Plan Nos

120RRL Rev H Sheet 2

1.0 Policies

2.0 Site History

- 2.1 22/01348/FPH - Single storey rear extension (as amended by drawing no.120RRL Rev C received on 28/09/2022) – Conditional permission

3.0 Representations

- 3.1 N/A

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 Nos. 2 to 120 Ridge Road are grade II listed and are located within the Letchworth Conservation Area. Both the buildings and the area are Designated Heritage Assets for the purpose of applying the aims of the National Planning Policy Framework (NPPF). The list entry for this property reads as follows:

1906 by B Parker and R Unwin. This pioneer estate was designed for the Garden City Tenants Limited, and comprises 13 grouped terraces forming a cul-de-sac and village green layout. One and a half storeys. Mostly one window each with irregular frontages varied by arrangements of large and small dormers and gables. Tiled roofs with multi-form brick stacks. The centre feature of the village green layout is a giant gable taking up Nos 100 and 102. Roughcast walls.

Mullioned casement windows with tile labels and glazing bars (some windows altered). Recessed entrances with arched doorways. Included as the earliest estate layout of its type, and the prototype of all future council house developments in the country. The concept of a village green layout was put forward in 1898/9 and published by Parker and Unwin in "The Art of Building a House". The Westholm scheme (qv) was also based on this idea.

4.2 **Proposal**

- 4.2.1 Change to roof slope pitch, altered rooflights scale to rear elevation. All works as an amended to planning permission 22/01348/FPH granted on 06.12.2022.

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 result in the roof slope being pushed back and reduced in scale. Given the reduced scale, I do not consider that the amendments would materially affect the appearance of the scheme or result in material harm to the amenities afforded to neighbouring occupiers to the site.

4.4 **Conclusion**

- 4.4.1 The proposed change to the scheme is not considered to be a 'material' alteration to the previously granted planning permission. It is therefore my view that the non-material amendment is **AGREED**.

5.0 **Recommendation**

- 5.1 That the non-material amendment is **AGREED**.

Signed 	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
---	---

Sam Dicocco	
Determining Officer	
Date: 29 October 2024	