

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00348/NMA	Insertion of utility room rooflight (as Non-Material Amendment to planning permission 25/02928/FPH granted 08.01.2026).	32 Stockens Dell Knebworth Hertfordshire SG3 6BG

Submitted Plan Nos

D2406 001 D2406 002 D2406 003 Rev 1

1.0 Policies

2.0 Relevant Site History

- 2.1 25/02928/FPH - Alterations to existing attached garage to include raised roof and insertion of door following removal of existing garage doors to facilitate garage conversion. Alterations to front porch fenestration.

Conditional Permission

3.0 **Representations**

3.1 N/a

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a terraced, two-storey dwelling situated on Stockens Dell, Knebworth. The site benefits from a garage, a sizable driveway and a rear garden.

4.2 **Proposal**

4.2.1 Insertion of utility room rooflight (as Non-Material Amendment to planning permission 25/02928/FPH granted 08.01.2026).

4.3 **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 amendment would introduce a flat rooflight to the rear of the garage conversion roof. This amendment does not materially alter the scale or siting of the proposal. While the change would be to the front elevation, its visibility of the change would be minimal.

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 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 25 February 2026	