

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00222/NMA	1. Revision to the width of the bellmouth on Icknield Way, following request by Highways. 2. 1800mm high close-boarded fence on northern edge of site moved 500mm inwards from boundary line. 3. 600mm high trellis added to top of 1800mm close-boarded fence on northern edge of site. 4. Footpath added between Blocks D & E and pedestrian gate (as a non-material amendment to planning application reference 20/01714/FP granted on 14.06.2021).	Site Of Former Foundation House Icknield Way Letchworth Garden City Hertfordshire SG6 1UD

Submitted Plan Nos

FHL-KSA-XX-XX-D-A-002S

1.0 Policies

2.0 Site History

- 2.1 20/01714/FP - Erection of 57 dwellings comprising of 18 x 1-bed apartments and 39 x 2-bed apartments including provision of car parking with all associated ancillary and landscaping works following demolition of existing office building (Amended by plan received 17.09.20) – Approved 14/06/21.

3.0 Representations

- 3.1 None received.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The site is a former office building and car park, undergoing redevelopment to residential.

4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to planning permission 20/01714/FP:
- 1.0 Revision to the width of the bellmouth on Icknield Way.
 - 2.0 1800mm high close-boarded fence on northern edge of site moved 500mm inwards from boundary line.
 - 3.0 600mm high trellis added to top of 1800mm close-boarded fence on northern edge of site.
 - 4.0 Footpath added between Blocks D & E and pedestrian gate.

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 alterations are considered small in the context of the scale of the site and approved development. The proposed amendments will result in the development appearing very similar to its original plans, the new 0.6m high trellis will be off-set by the boundary fence it would be re-sited further back into the site and also be obscured by trees and vegetation. It is considered that they would not be noticeable to neighbours, and would not result in other alterations that could be considered material.
- 4.3.3 For the reasons above I consider that the proposed alterations would not materially alter the nature of the previously granted permission. I am therefore satisfied that the amended scheme would be acceptable in planning terms.

4.4 **Conclusion**

- 4.4.1 The proposed changes to the scheme are not considered to be 'material' alterations to the previously granted planning permission. It is therefore my view that the non-material amendments are **AGREED**.

5.0 **Recommendation**

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

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 7 February 2025	