

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00097/NMA	External render (as Non-Material Amendment to planning permission 20/01638/FP granted on appeal 01.02.2022)	61 Radcliffe Road Hitchin Hertfordshire SG5 1QG

Submitted Plan Nos

PL05_B

1.0 Policies

2.0 Site History

- 2.1 20/01638/FP - Conversion and extension of existing outbuildings to form two semi-detached 3-bed dwellings including creation of vehicular access off Radcliffe Road together with associated parking and amenity area (as amended by plan received 21.10.20) – Refused 15/04/21/

Allowed on appeal 01/02/22.

3.0 Representations

- 3.1 None received.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The site is a two storey building that has planning permission for conversion to residential.

4.2 Proposal

4.2.1 The application proposes the following amendments to planning permission 20/01638/FP:

1.0 Rendering the whole rear wall of the building a light grey colour.

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 proposal would change the largest single expanse of wall of the building from darker red brick to light grey render. This is considered a significant and noticeable change to the design and appearance of the building. The proposed change would also be clearly noticeable to dwellings Nos. 62 and 63 Radcliffe Road whose rear gardens adjoin the rear of the building the subject of this NMA application. The proposed alterations are considered material due to the above.

4.3.3 For the reasons above I consider that the proposed alterations would materially alter the nature of the previously granted permission, and would require a planning application.

4.4 **Conclusion**

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

5.0 **Recommendation**

5.1 That the non-material amendment is **NOT AGREED**.

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