

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02295/NMA	Front window sill level lowered, pitched glass roof conservatory roof changed to flat parapet roof and glazing reduced to conservatory and removal of projecting cladding fins as illustrated on drawings 087_23 Rev A and 087_24 Rev A as Non Material Amendment to Reserved Matters application 23/01574/RM granted 01.12.2023	Odsey Barn 8 North End Kelshall Royston Hertfordshire SG8 9SD

Submitted Plan Nos

087_023 087_021 087_025 Rev A 087_024 Rev A 087_023 Rev A 087_021 Rev A 087_020 Rev A
087_020 087_024 087_025

1.0 Policies

2.0 Site History

- 2.1 Planning permission was granted under 23/01574/RM for reserved matters application for approval of the details of the design and appearance, landscaping and layout of the development for a single dwelling with new vehicular access onto North End (pursuant to outline application 20/02292/OP granted 03.09.2021).

3.0 Representations

- 3.1 N/A

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The application site comprises an enclosed area of land immediately south of No.9 North End, a property which is one of a group of four semi detached dwellings at the northern end of the village travelling towards Therfield.

4.2 Proposal

- 4.2.1 The application proposes the following amendments to original planning permission 23/01574/RM

- ☐ Front window sill level lowered
- ☐ Pitched glass roof conservatory changed to flat parapet roof
- ☐ Glazing reduced to conservatory
- ☐ Removal of projecting cladding fins

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.

4.4 Design and Appearance

- 4.4.1 The proposed changes to the approved scheme are considered minor and would not materially alter the overall design of the dwelling.

4.5 Neighbouring Amenity

- 4.5.1 The dwelling would be set back from the highway and, whilst the proposed front window would have a lower sill level than the existing opening, the increase in glazing is not considered so significant as to give rise to any material harm to the amenities of neighbouring occupiers.

4.6 Conclusion

- 4.6.1 For the reasons above, I consider that the proposed amendments would not materially alter the nature of the previously granted permission. I am therefore satisfied that the amended scheme is acceptable in planning terms.
- 4.6.2 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 8 October 2026	