

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01274/NMA	Changing the approved hipped dormer roofs to gable roofs (as non-material amendment to planning permission reference 25/00105/FPH granted on 22.04.2025).	Walnut Tree Farm Luffenhall Luffenhall Stevenage Hertfordshire SG2 7PX

Submitted Plan Nos

20919-P002-A 20919-P004-A 20919-S001 20919-S002

2.0 **Site History**

- 2.1 25/00105/FPH - Replacement front rear and side dormer windows with pitched roofs above – Approved 22/04/25.
- 2.2 25/00106/LBC - Replacement front rear and side dormer windows with pitched roofs above - Approved 22/04/25.

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 detached dwelling with a pitched roof, and is a Grade II listed building. The site is in the Rural Area Beyond the Green Belt.

4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to planning permission 25/00105/FPH:
 - ☐ To change the design of the replacement dormers from hipped roofs to gable roofs.
- 4.2.2 Listed building consent application 25/01275/LBC has also been submitted for the proposed dormer alterations.

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 as the works will appear similar to those originally approved and would be a small increase in size. It's not considered that the alterations will be noticeable to neighbours as there are no dwellings near the site and as the works would be of a small size and scale.

- 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 4 July 2025	