

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01057/NMA	Remove part of rear roof light and introduce a smaller roof light within a new section of zinc roof (as Non-Material Amendment to application 18/02096/FPH granted 25.10.2018)	The Old Granary Church End Barley Royston Hertfordshire SG8 8JW

Submitted Plan Nos

2567-003-C 2567_020C 2567_020D 2567_012D 2567_012E

1.0 Policies

2.0 Site History

- 2.1 **18/02096/FPH:** Single storey rear extension following demolition of existing extension. Replacement front porch following removal of existing porch. Internal and external alterations. Construction of split level terrace to rear. **Conditional Permission.**

3.0 Representations

- 3.1 N/A

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The site accommodates a two storey detached dwelling situated on Church End, Barley. The building is Grade II listed and is within the Barley Conservation Area.

4.2 Proposal

- 4.2.1 Remove part of rear roof light and introduce a smaller roof light within a new section of zinc roof (as Non-Material Amendment to application 18/02096/FPH granted 25.10.2018)

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, Appearance and Heritage

- 4.4.1 The proposed amendment seeks to remove the existing roof light to the approved extension and replace with a smaller rooflight. The rooflight would be surrounded by zinc roof to match the roof of the extension. I therefore consider that the change in visual appearance would be non-material.
- 4.4.2 To support this view, the comments submitted by the Conservation Officer for the concurrent 26/01091/LBC application confirms that, on account of the scale and visual appearance of the proposal, the scheme "will not harm the special character of The Old Granary or harm the character or appearance of the Barley Conservation Area".

4.5 Neighbouring Amenity

- 4.5.1 The proposed roof light would constitute a reduction on existing and therefore would not give rise to neighbour amenity issues.

4.6 Conclusion

4.6.1 For the reasons above, I consider that the proposal would not materially alter the nature of the previously granted permission. I am therefore satisfied that the amended scheme will be 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 July 2026	