

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00112/NMA	Amendment to glazing to glazed link and to north elevation of living room (as non-material amendment to planning permission reference 25/01949/FPH granted on 20.11.2025).	Old Manor House Shaftenhoe End Bogmoor Road Barley Royston Hertfordshire SG8 8LE

Submitted Plan Nos

580 02 11C 580 02 12B 580 02 13B 580 02 14C 580 02 15B

1.0 Policies

2.0 Site History

- 2.1 25/01949/FPH - Single storey extension and conservatory with glazed link to garden, removal of existing bay window and existing shed and installation of external air source heat pump together with alterations to existing fenestration to the Old Manor Lodge (as amended by plan received on 09/10/2025). Conditional Permission.

3.0 Representations

- 3.1 N/A

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The site lies to the southeast of the village of Barley and comprises of The Old Manor House and Lodge. The Old Manor House being a grade II listed building whilst the Lodge is not considered to be curtilage listed or listed in its own right. There are several other listed buildings within this small cluster of former agrarian buildings all now converted to residential, namely The Tythe Barn to the south of the Lodge and directly west of The Old Manor House, Willow Barn to the northeast of The Lodge and Brunel's Barn to the south of The Tythe Barn. Crown House lies to the east of the shared entrance fronting Bogmoor Road, which provides access to all of the above-mentioned properties.

- 4.1.2 For planning policy purposes, the site lies within The Rural Area beyond the Green Belt.

4.2 Proposal

- 4.2.1 The application proposes the following amendments to original planning permission 25/01949/FPH:
- Amendment to glazing to glazed link and to north elevation of living room (as non-material amendment to planning permission reference 25/01949/FPH granted on 20.11.2025).

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 amendment would see the height of the approved glazed roof to the glazed link increased by a minor amount to accommodate a solid flat roof. The roof height would remain set below the eaves height of the dwelling. A solid roof is understood to be required in order to meet with Building Regulations regarding minimising heat loss to habitable accommodation.
- 4.4.2 The flat roof would be finished using a standard membrane in a dark grey colour with upstands clad in matching charred larch used in the remainder of the approved development.

4.5 Neighbouring Amenity

- 4.5.1 The proposed change to the roofing material for the glazed link would not materially affect the design of the approved scheme and would not impact existing residential amenity.

4.6 Conclusion

- 4.6.1 For the reasons above, I consider that the proposed alteration 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 30 January 2026	

