

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01756/NMA	Material change to outbuilding (as non-material amendment to planning application reference 24/02108/FPH granted on 26.11.2024).	2 Coombelands Royston Hertfordshire SG8 7DW

Submitted Plan Nos

116/25/1010C

1.0 Policies

2.0 **Site History**

- 2.1 24/02108/FPH - Front porch infill extension and erection of outbuilding to rear garden following demolition of existing shed. Conditional Permission.

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises of an end of terrace house formed from a previous annexe to no. 2. Numbers 2 and 4 originally were a pair of semi-detached houses. No.2 had an annexe built, which over time, became a separate dwelling. At the front both houses have a separate garden and parking area. At the rear no.2, a very small rear garden extends to the depth of the existing conservatory at no.2A. As a result, no.2A has a much larger rear garden which extends across the rear of both properties beyond the garden of no.2. The western boundary of the application site adjoins the railway line with relatively new dwellings to the rear in Browning Close.
- 4.1.2 The application site is within the settlement boundary for Royston where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to original planning permission 24/02108/FPH:

- ☐ A change in design to the roof lantern, openings on the south and east elevations and external material finish.

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 alterations to the outbuilding would comprise of a change to the south elevation (front) be the removal of six full-length glazed windows with the installation of a

standard window opening either side of the full length glazed doors. To the east side elevation the full-length glazed windows would see the introduction of a top opening pane. The roof lantern appears larger but lower in height. Materials for the external finish were approved as brick/timber cladding, this is now proposed as a Camtech (Bromo Grey) simulated handmade brick.

- 4.4.2 The changes do affect the external appearance of the building, however a large proportion of the outbuilding is below ground level which reduces its visibility. The materials proposed are acceptable.

4.5 **Neighbouring Amenity**

- 4.5.1 The proposed alterations to the outbuilding would not impact on existing neighbouring amenity.

4.6 **Conclusion**

- 4.6.1 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 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: 10 July 2025	

