

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01867/NMA	Amendment to Plot 4 to include a 1No additional window within the first floor bathroom on the rear elevation and amendment to Plot 5 to allow for enlarged rooflight to bedroom 3 for egress and additional sun tunnel to bed 1 ensuite (as non-material amendment to planning permission 23/01885/FP granted on 13.12.2024.	Land At Police Row Between The Grange And 1 The Grange Police Row Therfield Hertfordshire

Submitted Plan Nos

24-076-NMA3 - Plot 4-5 24-076-NMA4 - Plot 4-5

1.0 Policies

2.0 Site History

- 2.1 **23/01885/FP** - Erection of 10 dwellings (6 x 3-bed, 3 x 4-bed and 1 x 5-bed) including creation of vehicular access off Police Row, associated garaging, landscaping, drainage infrastructure and ancillary works (as amended by drawing nos. 19251-100A; -101B; -102B; -103B; 104C; -106B; -110B; and -113B received on 9th February 2024, drawing no. 19251 - 107D; received on 17th June 2024, drawings nos. 19251 - 105D; - 111B and -112D received 25th June 2024, drawing -19328-THER-5-SK001-E received 3rd July 2024, and drawing nos. 19251-1001I; - 1002G; - 1003G; - 1004G; - 1005D; - 1006; - 114D; - JBA 23_231 01G and JBA_23_231 02G received 11th October 2024).

Conditional Permission

3.0 Representations

- 3.1 None.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The application site is situated on the southeastern side of Therfield, measuring 1.13 hectares. Planning permission has recently been granted for 10 dwellings on this site under the aforementioned planning application reference.

4.2 **Proposal**

- 4.2.1 The following amendments to the original planning permission are proposed:

“Amendment to Plot 4 to include a 1No additional window within the first floor bathroom on the rear elevation and amendment to Plot 5 to allow for enlarged rooflight to bedroom 3 for egress and additional sun tunnel to bed 1 ensuite (as non-material amendment to planning permission 23/01885/FP granted on 13.12.2024)”.

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 parent permission under ref: 23/01885/FP approved 10 dwellings on this allocated site TH1, which comprised a farmstead layout and appearance. The proposed amendments under this NMA seek to vary the appearance of Plots 4 and 5 and these proposed amendments can be summarised as follows:

1no additional window on the rear elevation of Plot 4 to serve the bathroom.
1no sun tunnel on the rear roof slope of Plot 5 to serve the en-suite.
1no enlarged rooflight on the front roof slope of Plot 5 to provide adequate means for escape to comply with building regulations.

- 4.3.3 Overall, these proposed changes amount to very modest amendments individually and cumulatively, in the context of Plot 4 and 5 but also in the context of the whole approved scheme for 10 dwellings. The changes are such that they will not be wholly noticeable, and the rationale given for each proposed amendment is justified. As such, it is considered that the proposed amendments would constitute non-material amendments to the parent permission.

4.4 **Conclusion**

- 4.4.1 The proposed changes to the scheme are not considered to be a 'material' alteration to the previously granted planning permission. It is therefore considered that the non-material amendment is **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: 18 August 2025	