

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00179/NMA	Amendments to fenestration, roof design and material (as Non-Material Amendment to planning permission 24/01497/FPH granted 19.09.2024) (as amended by plans received on 07/03/2025).	3d The Avenue Hitchin Hertfordshire SG4 9RQ

Submitted Plan Nos

022 Rev A 023 Rev A 024 Rev A 025 Rev A 026 Rev A 029 Rev A 030 Rev A

1.0 Policies

2.0 **Site History**

- 2.1 24/01497/FPH - First floor rear extension, replace existing front garage door with bay window to facilitate conversion of integral garage into habitable accommodation, replacement of all existing windows, erection of detached rear garden studio (as amended by plans received on 14/08/2024). Conditional Permission,

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 3D The Avenue is a three-storey semi-detached residential dwelling which forms half of a pair of 20th century built properties. The property itself is set back from the street frontage with the front elevation being almost level with the rear elevation of the neighbouring property to the south known as no.4 The Avenue, a much older property. Properties 3A to 3D inclusive are outside of the scope of the Article 4 Direction Order which applies to surrounding properties although they are within the Hitchin Conservation Area.

4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to original planning permission 24/01497/FPH granted 19/09/2024:

☐ Amendments to fenestration, roof design and material.

The changes involve a brown RAL colour to replace the previously approved dark red RAL colour to the window frames and a zinc roof covering to the proposed ground floor front bay window and garden room with garden room having option of a sedum roof; a change to the design of the previously approved flat roof to the proposed ground floor front bay window and rear first floor extension, the ground floor front extension having a rooflight with installation of obscure glazing to a rear second floor window.

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 proposed amendments would introduce a brown RAL colour to the window frames, revised roof design to both the front ground floor bay and rear first floor extension including a change in roofing material to zinc. The change in colour to the window frames would blend well with the existing materials of the dwelling and the revised design to the roofs is of a minor scale which would not introduce any significant visual bulk and therefore would not result in harm to character and appearance of the dwelling or the wider Hitchin Conservation Area. Whilst it is accepted that the change would be noticeable, the extent is minor and acceptable.
- 4.3.3 For the above reasons I consider that the proposed alterations would not materially alter the nature of the previously granted permission. Therefore, the amended scheme would be considered a non-material amendment.

4.4 **Conclusion**

- 4.4.1 The proposed changes to the scheme are considered to be non-material and therefore my view is that the non-material amendment be **APPROVED**.

5.0 **Recommendation**

- 5.1 That the non-material amendment be **APPROVED**.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 12 March 2025	