DELEGATED FILE NOTE

CASE OFFICER: …Tom Donovan……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01392/NMA	To render the whole house to provide a more uniform appearance (as non material amendnent to planning permission 18/00453/FPH granted 05/04/2018)	100 Ninesprings Way Hitchin Hertfordshire SG4 9NX

Submitted Plan Nos

1.0 Policies

1.1 None relevant.

2.0 **Site History**

2.1 Planning permission 18/00453/FPH was granted for the original scheme.

3.0 **Representations**

3.1 **Local residents**
No consultation undertaken.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 100 Ninesprings Way is a semi-detached bungalow.

4.2 **Proposal**

4.2.1 Render whole house as non-material amendment to planning permission reference no.18/00453/FPH. White render is proposed.

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 In my view rendering the property would not materially alter the nature of the previously granted permission. I am therefore satisfied that the amended scheme would be acceptable in planning terms.

4.4 **Conclusion**

4.4.1 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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 June 2018	