

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00981/NMA	Reduce height of chimney. Re-orient and correct sizes of proposed solar panel (as non-material amendment of planning 25/02012/FPH granted 11.11.2025)	40 Whitehill Road Hitchin Hertfordshire SG4 9HP

Submitted Plan Nos

PL.506B - Proposed Floor Plans PL.507B - Proposed Elevations PL.508B - Proposed Site Plan

1.0 Policies

2.0 Site History

- 2.1 25/02012/FPH - Roof extension of two side dormer windows and associated solar panels (Development partially carried out). Reinstatement of the ridge to its original height. – Conditional Permission
- 2.2 26/00372/NMA - Increase in the number of solar panels from 12 panels to 14 panels (as non-material amendment to planning permission 25/02012/FPH granted 11.11.2025) - Agreed

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 40 comprises a detached two storey dwelling off Whitehill Road, Hitchin.

4.2 **Proposal**

4.2.1 The amended application proposes the following amendments to original planning permission 25/02012/FPH:

- ☐ Reduction in height of chimney.
- ☐ Re-orient and correct sizes of proposed solar panels.

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 changes to the solar panels would be at roof level, and would therefore be predominantly obscured from view. Any observers would be unlikely to notice the marginal change to the orientation and angle of the solar panels. The chimney height reduction would return the chimney to its original scale, and is therefore considered to be acceptable and would return the chimney to a sympathetic scale to the other dwellings in the vicinity.

4.5 **Neighbouring Amenity**

4.5.1 The proposed changes would not materially affect the design of the approved scheme and would not detrimentally impact existing residential amenity.

4.6 **Conclusion**

4.6.1 For the reasons above, I consider that the proposed changes 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: 6 May 2026	