

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01556/NMA	Alterations to fenestration to all plots and addition of brick stingers to plots 2 and 3 (as Non-Material Amendment to planning permission 22/03299/FP granted 14.04.2023)	Land Rear Of Gothic House Oak Lane Graveley Hertfordshire

Submitted Plan Nos

23-03-11-B 23-03-21-B 23-03-22-B 23-03-31-B 23-03-32-B 23-03-41-B

1.0 Policies

2.0 Site History

- 2.1 **24/01119/NMA** - Removal of chimneys; variation of fenestration to all plots; addition of brick stingers to plots 2 & 3 and change of design to dormers (as non-material amendment to planning application reference 22/03299/FP granted on 14.04.2023).

Refused

- 2.2 **22/03299/FP** - Erection of 4 detached dwellings (2 x 3-bed and 2 x 4-bed) including parking, landscaping and creation of vehicular access off Ashwell Common (as amended by plans received 6th April 2023 and 12th April 2023).

Conditional Permission

3.0 Representations

- 3.1 **Conservation Officer** – No objections.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The site is an area of the extended rear garden at Gothic House, Graveley. The site benefits from an existing access onto Ashwell Common and a long frontage to that

road and Oak Lane. The topography of the site increases from east, where the host dwelling Gothic House is situated, to west, where the site faces Ashwell Common. The site has a number of mature trees/hedgerows on its boundaries and a sizable Sycamore tree in its centre. The site is located within the settlement boundary of Graveley and Conservation Area, within the Local Plan.

4.2 **Proposal**

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

“Alterations to fenestration to all plots and addition of brick stingers to plots 2 and 3 (as Non-Material Amendment to planning permission 22/03299/FP granted 14.04.2023)”.

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 Following the refusal of a NMA under ref: 24/01119/NMA for considerable changes to the approved development, the applicant has sought to retain the traditional character of the dwellings and now make less significant changes which are:

Changing the size and design of all windows on all 4 plots, maintaining glazing bars.
Insertion of brick stingers to plots 2 and 3.

4.3.3 The Conservation Officer has considered these modest changes to the proposal and has no objection to them in heritage terms. Furthermore, it is considered that the changes are acceptable in design terms and would be a non-material amendment to the original proposal.

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 my view that the non-material amendment is **AGREED**.

5.0 **Recommendation**

5.1 That the non-material amendment is **AGREED**.

Signed	Development Management
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 Shaun Greaves Determining Officer	North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 6 August 2024	