

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01803/NMA	External walls were constructed using a simplified brick-only material, and adjustments were made to the division, fenestration, side kitchen window and large sliders. The rooflight was reduced, and the parapet finish level was increased by 11 cm. (as Non-Material Amendment to planning permission 23/02523/FPH granted 18.01.2024)	4 Hambridge Way Pirton Hitchin Hertfordshire SG5 3QS

Submitted Plan Nos

185-010 185-022 185-020 185-022

2.0 **Site History**

2.1 23/02523/FPH - Single storey rear extension and alterations to fenestration

Conditional Permission

2.2 05/00141/1HH - Rear conservatory

Conditional Permission

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 4 Hambridge Way is a two storey detached dwelling situated off Hambridge Way, Pirton. The application site is situated outside of the Pirton Conservation Area, but is within an archaeological alert area.

4.1.2 The application site features a gabled roof form and a buff brick finish with red brick banding. The dwelling also features a detached double garage next to the property and off-street car parking.

4.2 **Proposal**

4.2.1 The application proposes the following amendments to original planning permission 23/02523/FPH granted 18.01.2024:

- External walls were constructed using a simplified brick-only material, and adjustments were made to the division, fenestration, side kitchen window and large sliders. The rooflight was reduced, and the parapet finish level was increased by 11 cm. (as Non-Material Amendment to planning permission 23/02523/FPH granted 18.01.2024)

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 proposed amendments incorporate a greater use of brick in lieu of profile cladding, a smaller front elevation window, a smaller rooflight, an increased roof height from 2.99m to 3.10m, a fixed side elevation window and rear three-part slider windows. The change in material to the walls would blend well with the existing materials of the dwelling and the revised design to the roof and windows 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. 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: 5 August 2025	