

**Correspondence address:**

PO Box 10613, Nottingham, NG6 6DW

Telephone: 01462 474000**Application for a Non-Material Amendment Following a Grant of Planning Permission****Town and Country Planning Act 1990 (as amended)****Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land to the west of Police Row

Applicant Details

Name/Company

Title

Mr

First name

Paul

Surname

Dadley

Company Name

Wheatley Group Developments Ltd

Address

Address line 1

Wheatley House

Address line 2

Dunhams Lane

Address line 3

Town/City

Letchworth Garden City

County

Hertfordshire

Country

Postcode

SG6 1BE

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Jon

Surname

Sidey

Company Name

Sidey Design Architecture

Address

Address line 1

10 Market Square

Address line 2

Address line 3

Town/City

Higham Ferrers

County

Country

United Kingdom

Postcode

NN10 8BT

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

☒ Yes

☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

☐ Yes

☐ No

☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Erection of 10 dwellings (6 x 3-bed, 3 x 4-bed and 1 x 5-bed) including creation of vehicular access off Police Row, associated garaging, landscaping, drainage infrastructure and ancillary works (as amended by drawing nos. 19251-100A; -101B; -102B; -103B; 104C; -106B; -110B; and -113B received on 9th February 2024, drawing no. 19251 - 107D; received on 17th June 2024, drawings nos. 19251 - 105D; -111B and -112D received 25th June 2024, drawing -19328-THER-5-SK001-E received 3rd July 2024, and drawing nos. 19251-1001I; - 1002G; - 1003G; - 1004G; - 1005D; - 1006; - 114D; - JBA_23_231 01G and JBA_23_231 02G received 11th October 2024).

Reference number

23/01885/FP

Date of decision

12/12/2024

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Amendments to PLOT 7

- Removal of 4No windows (2No GF and 2No FF) on the gable end side elevation to Lounge & Bedroom 2.
- Omission of the horizontal timber boarding from both gable ends (side elevations) for replacement with facing brick.
- Insertion of 1No new small window in the gable end at first floor level to Bedroom 3, above the garage roof.
- Insertion of 1No additional rooflight to the front elevation to Bedroom 2.
- Relocation of 1No as approved rooflight to Bed 2 Ensuite on front elevation.
- Relocation and re-size of approved rooflight to Bedroom 3 on front elevation to provide adequate means of escape.
- Relocation and reduction in size of 3No approved rooflights to side elevation.
- Removal of dormer from side elevation which was shown incorrectly on approved drawing.

Please state why you wish to make this amendment

We wish to remove the 4No windows on the side elevation as well as the timber boarding due to fire protection reasons. This gable end and these windows were within 1.5m of the apparent boundary and facing the gable end of PLOT 6. The retention of the windows and boarding would cause undue fire risk due to the proximity to the boundary in accordance with Approved Building Regs Document B. The outlook from these windows to an adjacent dwelling gable was also not deemed a benefit. The relocation of rooflights and insertion of additional rooflight and small window is to better suit the internal layout and provide better light to the first floor.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

19251-105D

New plan/drawing numbers

24-076-NMA2

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☒ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jon Sidey

Date

11/03/2025