

**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

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

Secondary number

Fax number

Email address

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

Reserved Matters application for approval of the details of the appearance, landscaping, layout and scale of the development for 80 dwellings including streets, car parking, open space and associated works (pursuant to outline application 17/01464/1 granted 02.11.2022) (as amended by plans and documents received 30th October, 29th November, 20th and 22nd December 2023 and 4th January, 7th February, 7th March and 18th April 2024).

Reference number

Date of decision

What was the original application type?

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

Minor changes to some approved materials

Please state why you wish to make this amendment

Croudace undertook an internal design review of the scheme at Cowards Lane in Codicote with a view to refining the scheme further, whilst retaining the main design ethos and layout established as part of the Reserved Matters consent.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

See submitted RM Decision Notice

New plan/drawing numbers

7265 PL-100_P17 - Proposed Site Layout
7265 PL 102_P09 - Materials Plan
7265 PL-200_P05 – Housetype G4031M
7265 PL-201_P05– Housetype G4032M (Sheet 1 of 2)
7265 PL-202_P05 – Housetype G4032M (Sheet 2 of 2)
7265 PL-203_P08 – Housetype G4033M
7265 PL-204_P07 - Housetype G5037M
7265 PL-205_P05 – Housetype S3019 (Sheet 1 of 2)
7265 PL-207_P06 – Housetype S3022 (Sheet 1 of 2)
7265 PL-208_P05 – Housetype S4023
7265 PL-209_P07 - Housetype S4025 (Sheet 1 of 2)
7265 PL-210_P05 – Housetype S4027M
7265 PL-211_P05 – Housetype B2008M
7265 PL-212_P05 – Housetype B3015
7265 PL-213_P05 – Housetype B3016M
7265 PL-214_P06 – Housetype B3016 (Sheet 1 of 2)
7265 PL-215_P06 – Housetype A2708M (Sheet 1 of 2)
7265 PL-216_P05 – Housetype A3710M
7265 PL-217_P06 – Housetype A3711M
7265 PL-218_P05 – Housetype A4714M
7265 PL-219_P05 – Housetype A4714M M4(3)
7265 PL-221_P08 - Apartment Elevations Plots 56-64
7265 PL-225_P04 – Housetype S3022 (Sheet 2 of 2)
7265 PL-226_P04 – Housetype B3017 (Sheet 2 of 2)
7265 PL-227_P03 – Housetype G4031M (Sheet 2 of 2)
7265 PL-229_P03 – Housetype S3019 (Sheet 2 of 2)
7265 PL-230_P03 – Housetype S4025 (Sheet 2 of 2)
7265 PL-231 – Housetype A2708M
7265 PL-300_P08 - Proposed Street Scene (Sheet 1 of 2)
7265 PL-301_P07 - Proposed Street Scene (Sheet 2 of 2)

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

14/01/2025

Details of the pre-application advice received

. I have discussed this with the Principal Urban Designer and my team leader.

- In our view the introduction of a second red multi-tone brick to provide further variety across the scheme (the first Quality Multi brick by Freshfield Lane) would be acceptable.
- A small reduction to the extent of Hardieplank (black boarding) to some of the house plots (as illustrated on the layout plan DES-093-SK01) would be acceptable.
- The change to the elevation materiality for the flat block would be acceptable in our view. Our preference would also be option 1.
- In our view the change of the red roof tile from Redland ‘Heatherland Manor House Mix’ concrete roof tile to the Forticrete Gemini ‘Sunrise Mix’ would be acceptable. However, the change of the grey slate tile to use a Rivendale tile as an alternative to natural slate would not be acceptable because these do not provide the texture which the approved tile has and is important in this context. We would wish to see the approved slate tile used (Gaelic Viana Natural Slate).

We look forward to receiving the NMA application in due course

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

Rachel Caplin

Date

28/01/2025