



PLANNING NOTE

Sussex 01903 248777 sussex@eearchitecture.com
London 020 7928 2773 london@eearchitecture.com
Bristol 0117 214 1101 bristol@ecwestworks.com

Project: Land Adjacent to Oaklea and South of Cowards Lane

Date: 27.01.25

File Ref: 7265_C01

Title: Non-Material Amendment (Section 96A) - Amendment to Approved Materials in relation to consented scheme 23/00743/RM – Land Adjacent to Oaklea and South of Cowards Lane, Codicote.

Summary of Non-Material Amendments

This NMA application has been prepared and submitted in relation to proposed amendments to the materials approved under the consented scheme 23/00743/RM - Land Adjacent to Oaklea and South of Cowards Lane.

A summary of the proposed material changes and drawing updates is included below:

- Introduction of a second red multi-tone brick 'First Quality Multi' brick by Freshfield Lane to provide further variety across the scheme.
- A small reduction to the extent of Hardieplank (black boarding) to some of the house plots whilst retaining the character of the street scenes to the scheme.
- Removal of Hardieplank to Apartment block elevations to create an all-brick building with introduction of a brick dental course detail at first floor level.
- Change to the roofing tile specification to Forticrete Gemini 'Sunrise Mix' due to the previous Redland 'Heatherland Manor House Mix' concrete roof tile being discontinued.

The proposed materials changes are sort as a refinement to the already consented scheme. The proposed materials changes have been presented to the Planning Officer, and principle of changes has been agreed prior to this NMA submission.

A list of the drawings submitted as part of the NMA application has been included below:

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

ECE Architecture

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)