

**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

Mr

First name

Surname

Kerin

Company Name

Oak Developments (Bedfordshire) Ltd

Address

Address line 1

960 Capability Green

Address line 2

Address line 3

Town/City

Luton

County

Luton

Country

United Kingdom

Postcode

LU1 3PE

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

Residential development comprising of 9 flats (1 x 1-bed and 8 x 2-bed) together with vehicular and pedestrian access following demolition of existing dwelling and outbuildings. (Amended plans received 30/01/24 and 11/03/24).

Reference number

23/01446/FP

Date of decision

05/04/2024

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

An additional window added to Plot 4’s kitchen/ dining area, change the main entrance canopy to an oak framed gable canopy, new roof lights proposed to provide natural light to the second-floor flats and locate the proposed air source heat pumps required for the proposed development. Along with the proposed cycle store relocated.

Please state why you wish to make this amendment

The additional window to Plot 4 and the proposed roof lights to the second floor improves the quality of natural light within the flats. The main entrance change to an oak framed gable canopy provides a better sense of presence to the entrance. The Air Source Heat Pumps are required to achieve building compliance. The relocation of the cycle store is to reduce the visual impact from Pirton Road.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

TDC.2055A.P101-1 - Ground Floor Plan
TDC.2055- P102-1 - First Floor Plan
TDC.2055A.P103-1 - Second Floor Plan
2055-P107-1 - Roof Plan
TDC.2055A.P104-1 – Elevations
TDC.2055A.P105-1 – Elevations
2055-P06 -1 - Street Scene

New plan/drawing numbers

AA199_1.1.010-External Works
AA199_1.1.100-Ground Floor Plan
AA199_4.1.101-First Floor Plan
AA199_4.1.102-Second Floor Plan
AA199_4.1.103-Roof Plan
AA199_4.1.200-Elevations
AA199_4.1.201-Elevations
AA199_4.1.210-Proposed Street Scene

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

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

Lauren Dalton

Date

12/06/2025