

# Development Management Delegated Decision Report



SUMMARY OF APPLICATION	
<b>Application Reference</b>	B/19/0017/NMA
<b>Application Type</b>	Non-material Amendments
<b>Proposal</b>	Non material amendment to approval B/19/0017 to change external materials of walls to red facing brickwork (reclaims) and roof to reconstituted blue slate
<b>Location</b>	Iceni House, Cowbroads Lane, Old Leake Commonside, Boston, PE22 9QZ
<b>Applicant:</b>	Mr & Mrs Paul Wilkinson
<b>Agent:</b>	Mr Robert Lowe, Robert Lowe Chartered Architect
<b>Target Decision Date:</b>	
<b>Statutory Expiry Date:</b>	29-Sep-2020
<b>Extension of Time:</b>	N/R
<b>Recommendation</b>	Approve Non-material Amendment
<b>Report by:</b>	Emma Dennis
<b>Date:</b>	24/09/2020
<b>Proposed amendments relate to:</b> To change the materials used on the single storey portal frame building to be used for storage from green profiled steel sheet cladding to red facing brickwork on the external walls and a reconstituted blue slate roof.	
<b>Officer Appraisal / Comments:</b> The Government recognises that issues may arise following the grant of a planning permission which may require modification to the proposals. Where such a change is not felt to be significant, this may be through the submission of a Non-Material Amendment application under Section 96A of the Town and Country Planning Act 1990.  There is no statutory definition of what constitutes a Non-Material amendment. However, the local planning authority must have regard to the effect of the change on the scheme as a whole.  This proposed change will visually alter the approved scheme, however, the proposed materials will match the nearby log store within the application site and the immediate area is predominantly brick built. As such it is considered that had the proposals been presented in this form at application stage, they would likely have been approved. On the basis that the changes will not harm residential amenity or the character of the area it is considered that	



these amendments are minor in nature and are acceptable.

As the proposed amendment does not significantly alter the approved scheme, when taken as a whole, it is considered that the proposal would be in accordance with relevant provisions of National Planning Practice Guidance in relation to Non-Material amendments.

Accordingly, it is recommended that the amendments be approved.

<b>NOTES FOR DECISION NOTICE:</b>
CONDITIONS / LIST OF AMENDED PLANS
74A – Elevations
LIST OF PLANS TO BE SUPERCEDED
74 – Elevations