

Development Management Delegated Decision Report



SUMMARY OF APPLICATION	
Application Reference	B/22/0384/NMA
Application Type	Non-material Amendments
Proposal	Application for a non-material amendment following approval B/22/0384 to amend first floor link to omit glazing and add brick and pantiles including omission of windows to proposed bedroom in lieu of roof windows
Location	Lings Barn, Grovefield Lane, Freiston, Boston, PE22 0QL
Applicant:	Mr & Mrs G Kime, c/o Neil Dowlman Architecture Ltd
Agent:	Mr Neil Dowlman, Neil Dowlman Architecture Ltd
Target Decision Date:	-----
Statutory Expiry Date:	16-May-2023
Extension of Time:	-----
Recommendation	Approve Non-Material Amendments
Report by:	Simon Eldred
Date:	15-May-2023
Proposed amendments relate to:	
<ul style="list-style-type: none"> the revision of the 'flying link' to have brick walls and a pantile roof instead of glass walls and roof; the replacement of two first-floor windows in the front (southern) elevation of the garage block with blank brick window openings recessed 25mm behind the wall surface; and the installation of two conservation rooflights (55cm x 98cm) in the front (southern) roof-slope of the garage block. 	
Officer Appraisal / Comments:	
<p>The Government recognises that issues can 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, but the local planning authority must have regard to the effect of the change on the scheme as a whole.</p> <p>No consultation responses have been received.</p>	



It is considered that the proposed amendments are minor in their scale and nature, and will have no substantive effect upon the scheme as a whole. The amendments would not impact on the character and appearance of the area. Thus, it is considered that the proposal is in accordance with the relevant provisions of the National Planning Practice Guidance in relation to Non-material Amendments and, accordingly, it is recommended that the amendments are approved.

NOTES FOR DECISION NOTICE:

CONDITIONS / LIST OF AMENDED PLANS

Condition 2 attached to existing permission B/22/0384 has now been amended to read:

The development hereby permitted shall be carried out in strict accordance with the application received 20-Sep-2022 and in accordance with the associated plans referenced:

- Location Plan – Received 20th September 2022;
- Drawing No. B/3440 – 4010 Revision Letter B – Plans as proposed;
- Drawing No. B/3440 – 4011 Revision Letter B – Elevations as proposed; and
- Drawing No. B/3440 – 4012 Revision Letter C – Sections & construction notes.

LIST OF PLANS TO BE SUPERCEDED

- Drawing Number B/3440-3005 – Plans as proposed; and
- Drawing Number B/3440-3006 – Elevations as proposed.