

Delegated Report

Non-Material Amendment Application

Application no: 20250542

Location: 22A High Street Gravesend Kent

Description: Application for a non-material amendment to planning permission reference number 20250291 to allow the bricking up of unused doors at ground floor level using reclaimed bricks to match existing and the installation of a roof light to the front roof slope.

Applicant: Mr Surjan Rai

Site Visit Date: N/A

Proposal

This is a non-material amendment to planning permission reference number 20250291 to allow the bricking up of unused doors at ground floor level using reclaimed bricks to match existing and the installation of a roof light to the front roof slope.

The application consists of the following

- Application Form;
- Drawing no. 03A – Floor Plans As Proposed; and
- Drawing no. 04A – Elevations As Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250291	Erection of a side extension, alteration to front elevation, reconstruction of existing pitched roof and internal alterations to accommodate change from 2 x 1 bed and 1 x	Permitted	20.05.2025

	2 bed to 2 x 2 bed and 1 x 1 bed self-contained flats on ground, first and second floors with storage at basement level.		
20211064	Erection of a side extension, alteration to front elevation, reconstruction of existing pitched roof and internal alterations to accommodate change from 2 x 1 bed and 1 x 2 bed to 2 x 2 bed and 1 x 1 bed self contained flats on ground, first and second floors with storage at basement level.	Permitted	08.02.2022

Development plan

As an application under S.96A of the Town and Country Planning Act the considerations turn to whether the proposals are non-material. The application is not assessed under the development plan.

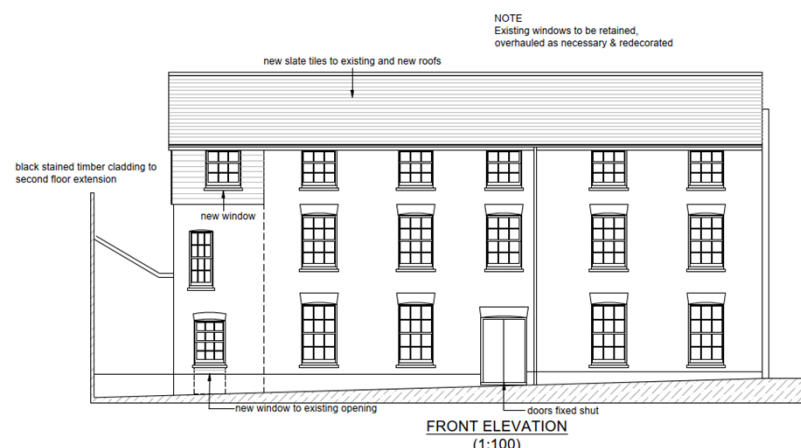
Analysis

There is no statutory definition of 'non-material'. This is because it is so dependent on the context of the overall scheme – what may be non-material in one context may be material in another. The Local Planning Authority must be satisfied that the amendment sought is non-material in order to grant an application under s.96A.

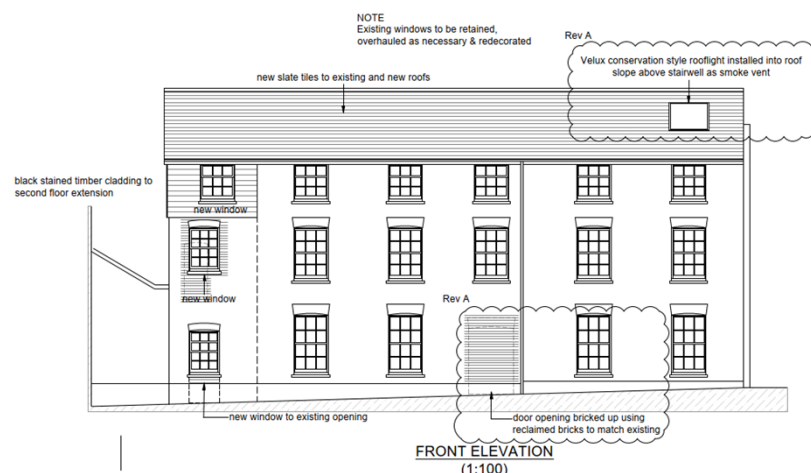
The proposed changes are to allow the bricking up of unused doors at ground floor level using reclaimed bricks to match existing and the installation of a roof light to the front roof slope.

For ease of reference the approved and proposed floor plans and elevations are:

Approved



Proposed



As approved, the doors are fixed shut, are not of any particular architectural importance and the front elevation of the building faces directly onto (unnamed) alleyway such that the front elevation of the building

cannot really be seen due to the very narrow width of the alleyway. The infill would be carried out in reclaimed bricks to match the existing which would be sympathetic.

The rooflight would 1.1m in width and 0.7m in height and a conservation style rooflight. It is modest in size, of acceptable style of rooflight and again as for the door, given the rooflight would face onto the very narrow alleyway, it would be of very limited visibility. Given it is a rooflight there is no overlooking that would be possible due to the orientation of the outlook from it, but in any case there are no windows opposite.

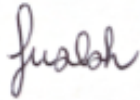
The changes regarding the infill of the door and the new rooflight would not have any harmful impact in respect of design or the character or appearance of the Conservation Area and would not impact the amenity of any neighbouring properties.

Conclusion

The proposed amendment to the development approved under application ref. 20250291 in respect of infilling the door and a new rooflight are considered acceptable and are deemed to constitute a non-material amendment.

Recommendation:

Permission for Non-Material Amendment

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	27th June 2025	Dated:	27 June 2025