



Delegated Report

Non-Material Amendment Application

Application no: 20241040

Location: The Barn East Court Farm Church Lane Gravesend

Description: Application for non-material amendment to planning permission reference number 20210846 to adjust the position of the building to move it 325mm further away from the original building.

Applicant: Mr H Singh

Site Visit Date: N/A

Proposal

This is a non-material amendment to planning permission reference number 20210846 to adjust the position of the building to move it 325mm further away from the original building.

The application consists of the following

- Application Form;
- Drawing no. 138A – Plans and elevations
- Drawing no. 140 – Site plan; and
- Design Statement.

Superseded

- ~~Drawing no. 138 – Plans and elevations~~

Removed from application

- ~~Drawing no. 141 – Comparison plans and elevations~~

The application was amended as originally the applicant had applied to move the building 325mm away from the original building and increase the height of the building by 675mm. The agent was advised that the proposed height increase could not be considered a non-material amendment and to remove this from the proposal and just proceed with the repositioning of the building. Revised plans were received accordingly and an amended description was agreed with the agent.

Relevant Planning History

Reference	Description	Decision	Decision Date
20210846	Erection of a two storey extension connect to the main dwelling by a glazed link and to be used as ancillary to the main dwelling.	Permitted	14.10.2021

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 change is to move the new building 325mm away from the main dwelling (The Barn) to accommodate the setting out of entrance doors.

There is no concern with the extension being moved 325mm away from the Barn. The barn is a curtilage listed building and in the original approval negotiations were had to ensure the size of the extension did not cause harm to the curtilage listed building. The moving away of the new building from the main listed building by 325mm would cause no impact on the setting of the listed building and is considered acceptable. As such, it is considered this would be a non-material amendment.

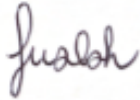
Conclusion

The proposed amendment to adjust the position of the building approved under application ref. 20210846 to move it 325mm further away from the main building is considered to be a non-material amendment.

Recommendation:

Approval of Non-Material Amendment

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	23rd January 2025	Dated:	24 January 2025