



Application: 20211463

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

**REFUSAL OF A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING
PERMISSION**

To: **Mr Jaswinder Rana
C/O Mr Jeremy Sparrow, Js Designs (london) Limited
Suite 3
West Hill House
West Hill
Dartford
DA1 2EU**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, **HAS REFUSED** detailed plans and particulars submitted on 29th November 2021 as a non-material amendment to the Notification of Grant of Planning Permission reference 20180629 to Develop Land dated 21 September 2018 in respect of:-

Erection of part two storey and part single storey extensions to north and south side elevations alterations to door/window openings and new window/door installation, alterations to roof eaves/verges and formation a front gable alterations to porch and new cornice fascia/perimeter detail, new render finishes and detailing.

at **Ringland
Pear Tree Lane
Shorne
Gravesend
Kent
DA12 3JS**

and being **Application for non-material amendment to planning permission reference number 20180629 to allow new and/or altered window/door openings and fenestration, revised central feature to front elevation and render detailing, revised flat roof eaves detail, revised pitched roof covering, external lighting, extractor fans, flues, CCTV and rear boundary walls/steps.**

and the grounds of refusal are:

- 1 This application has been determined pursuant to Section 96A of the Town and Country Planning Act 1990. It is resolved that the proposal to allow new and/or altered window/door openings and fenestration, revised central feature to front elevation and render detailing, revised flat roof eaves detail, revised pitched roof covering, external lighting, extractor fans, flues, CCTV and rear boundary walls/steps cannot be regarded as a non-material amendment to planning permission reference 20180629. The reason for this being that the alterations would fundamentally change the design and impacts of the proposal and include a wall/steps that would require planning permission in themselves. As such, the non-material amendment procedure is inappropriate.

Your attention is drawn to the following informatives

INFORMATIVES:-

1 DRAWINGS AND DOCUMENTS

For the avoidance of doubt the decision to refuse this application was taken in relation to the following plans and documents:

Non-material amendment application form;
Drawing no. 15031-01 Rev. R Previously approved layout and elevations;
Drawing no. 15031-04 Rev. T Proposed layout and elevations;
Lighting specification for Messina 160 II Astro; and
Lighting specification for Timeguard compact LED PIR.

Dated: 22 November 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

Accordingly, a fresh application will be required.

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