

Reply To: address as below

Date: 23/10/2015

Direct Tel: 01707 357 252

Reference: S6/2014/1443/NMA

Email: planning@welhat.gov.uk

Mr N Bunt
Absolute Interiors
Riverside View
Newham Road
Truro
TR1 2SU

Dear Mr Bunt,

RE: Non material amendment following approval of planning permission S6/2014/1443/FP - external cladding changed to marley eternit cedral board (colour c54 - pewter) at Land off Comet Way, Hatfield.

Application for Non-Material Amendment: APPROVED

I refer to the above application received by the council on 30/09/2015 with accompanying drawings seeking permission for a non-material amendment following the grant of planning permission reference S6/2014/1443/FP.

The amendments sought in your application comprise:

- Changing the external cladding to marley eternit cedral board (colour c54 - pewter).

Government guidance on non material amendments is set out in "Greater Flexibility for Planning Permissions" (2nd Edition October 2010). It does not define what changes may be treated as being non material as this will depend on the context of the overall scheme.

S96A of the Town and Country Planning Act 1990 says the following:

'In deciding whether a change is material, a Local Planning authority must have regard to the effect of the change, together with previous changes made under this section, on the planning permission as originally granted.'

The amendment to the approved cladding would not increase the bulk and mass of the approved building and, as the altered material is similar in colour and texture to that approved, would make no significant alteration to the overall design of the approved development. As such, it is considered that the amendment would not amount to a considerable alteration to the design and character of the host building and the visual amenity of the area. Furthermore, having regard to the nature of the alteration, it is considered that the amendment would not detrimentally impact on the amenity of neighbouring dwellings.

Having regard to the above, the amendment proposed is considered to be non-material amendment to the planning permission as the proposed changes are not, in my opinion, significant, would not be materially different to that originally approved and would not contravene any planning policy.

For the avoidance of doubt, the amended cladding is: marley eternit cedar board (colour c54 - pewter).

Therefore, this application has been approved for these amendments. This application applies to only the amendments listed above and no other aspects of the approved scheme.

Please do not hesitate to contact me if you have any questions or require further information.

Yours sincerely

**Matthew Heron
Planning Officer**