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Mr Ellis Simmons
Ground Floor Suite
6 Pioneer Court
Darlington
DL1 4WD

1 August 2022

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England)
Order 2015**

Dear Mr Simmons,

Planning Portal Reference: PP-10406170_VARPP-11366275

Application Reference: 6/2021/3320/NMA

Proposal: Non-material amendment to change 'Kingspan Quadcore Evolution Panelised Façade - Anthracite Grey' material specification to 'Trespa Meteon Rainscreen Façade Anthracite Grey'

Location: Plot 6000, Land adjacent to the Porsche Garage, Hatfield Avenue, Hatfield, AL10 9UA

Thank you for your recent application under S96a of the Town and Country Planning Act 1990 for a non-material amendment pursuant to variation of condition application 6/2021/3320/VAR which was granted planning permission for the variation of condition 18 (drawing numbers) on planning permission 6/2019/2782/VAR. This involved alterations to include:

- Revised main entrance layout
- Alterations to internal floor plan layout- changes to locations of the kitchens, laundry room, plant room, tank room, staff areas such as changing and toilets, staff/visitor bedrooms and amenity rooms for the residents
- Following internal alterations, the two rear balconies to the northern side of the site are omitted
- Fenestration alterations- to include ground floor bedroom windows to be changed to external doors/windows

This permission has since been implemented.

This application seeks an amendment to change 'Kingspan Quadcore Evolution Panelised Façade - Anthracite Grey' material specification to 'Trespa Meteon Rainscreen Façade - Anthracite Grey'. The reason for the change is due to supplier, cost and procurement issues.

The alternative cladding specification will be almost identical to the previously approved material specified (same colour and finish). The proposed amendments are therefore considered to be minor in relation to the original approval; the resulting scheme would not alter the nature or description of the development; the amendments would not result in a detrimental impact on the appearance of the development or the wider character of the area; the amendments would not have any additional impact on the residential amenity of neighbouring properties and would not be contrary to development plan policies.

In conclusion, the Local Planning Authority consider the proposed amendment to be non-material and acceptable in accordance with the submitted drawings:

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Please note that all conditions on the original planning permission must be complied with.

Yours sincerely,



Ms Ashley Ransome
Senior Development Management Officer