



Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	251
Suffix	
Property Name	The Oaks
Address Line 1	Broadgate Road
Address Line 2	Sutton St Edmund
Address Line 3	Lincolnshire
Town/city	Spalding
Postcode	PE12 0LT

Description of site location must be completed if postcode is not known:

Easting (x)	536778	Northing (y)	313073
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Description	
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Applicant Details

Name/Company

Title

Mr

First name

Barry

Surname

Cobb

Company Name

Address

Address line 1

Mill House

Address line 2

Mill Lane

Address line 3

Gedney Hill

Town/City

Spalding

County

Lincs

Country

Postcode

PE12 0PW

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Jason

Surname

Thomas

Company Name

ADServices

Address

Address line 1

16 Lincoln Road

Address line 2

Glington

Address line 3

Town/City

Peterborough

County

Cambs

Country

United Kingdom

Postcode

PE6 7JR

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

☒ Yes

☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

☐ Yes

☐ No

☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Demolition of existing barn (building 2) and erection of dwelling.

Reference number

H19-0783-22

Date of decision

04/10/2022

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage

☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Roof Tiles: From the approved (clay pan tiles) to 'Sandtoft' double pan tiles smooth dark grey. Other properties in the immediate vicinity have dark roof coverings.

Windows & Doors: From the approved (white uPVC) to dark grey aluminium as per other properties in the immediate area.

Please see attached drawing: 2024-12 BR1 Proposed floor plan and elevations REV C.

Please state why you wish to make this amendment

Developer is desirous to match the proposed dwelling to the the other 2 adjacent dwellings which both have dark grey roof covering and dark grey windows and doors.

Please see attached drawing 2024-12 BR1 Proposed floor plan and elevations REV C.

Are you intending to substitute amended plans or drawings?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Duty planning officers telephone call.

Date (must be pre-application submission)

28/05/2024

Details of the pre-application advice received

Recommended a non-material amendment application.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jason Thomas

Date

10/07/2024