

One Station Square  
CAMBRIDGE  
CB1 2GA

Greater Cambridge Shared Planning Service  
South Cambridgeshire District Council

T: 01223 326809

Submitted online via Planning Portal

Your ref: 21/02913/FUL  
Our ref: PMcK/

10<sup>th</sup> September 2023

Dear Sir/ Madam

## **PLANNING REFERENCE 21/02913/FUL**

### **LAND AT DUCK END FARM, PARK LANE, DRY DRAYTON, CB23 8DB**

Please find attached to this letter a Non-material amendment (S96A) application which follows the grant of planning permission 21/02913/FUL in December 2021.

Following the grant of the above approval (21/02913/FUL) the applicants wish to make some minor design alterations to the scheme. These changes are minor and have come about following the completion of the construction drawings for the application and will ensure that a high quality development is delivered on the site. The key changes are outlined on the accompanying application drawings, however they can be summarised as follows:

- Change in finish of the roof from timber cladding to a standing seam zinc, coloured in dark grey. This will match the proposed cladding.
- Addition of a door to the barn for plant room access.
- Window size/ lateral position adjustments to fit selected cladding system.

These minimal changes are illustrated on the accompanying Floor Plan and Elevation drawings and the amendments constitute, in our view a non-material revision to the approved planning permission. The proposed minor changes will not have any increased impact on the amenities of neighbouring properties or on the visual impact or design of the building.

I trust that you consider this to be acceptable and that the proposed amendments are non-material and do not therefore require the submission of a revised planning application.

The applicants have arranged for the transfer of the required Planning Application fee (£234) to the Planning Portal. The requisite application form is enclosed and for completeness, the application seeks approval for the following replacement drawings:

Site Plan – Proposed	101 r
Barn – Floor Plans – Proposed	112 g

New House – Floor Plans – Proposed 111 i  
Elevations – Barn – Proposed 122 h  
Elevations – New House – Proposed 121 h

I trust that you consider this to be acceptable and that the proposed amendments are non-material and do not therefore require the submission of a revised planning application. The applicants are keen to progress with the proposals and we would therefore appreciate it if this application could be determined within the required 28 day period. I trust that this is acceptable, however should you require any further information, or if you have any queries with regard to the submitted details, please do not hesitate to contact me, I would be happy to discuss.

Yours sincerely



**Peter McKeown MRTPI**  
Partner, Planning and Development

E: [peter.mckeown@carterjonas.co.uk](mailto:peter.mckeown@carterjonas.co.uk)  
T: 01223 326809  
M: 07500 008029