

30<sup>th</sup> October 2023

Planning Department  
Bromley Council,  
Civic Centre,  
Stockwell Close,  
Bromley, BR1 3UH.

To whom it may concern.

**Re: 26 COPTHORNE AVENUE, BROMLEY BR2 8NN - Erection of detached dwelling house with lower ground and ground floor accommodation on land at rear of 26 Copthorne Avenue with associated vehicular access from Knowle Road.**

We write on behalf of our client, with an application under S96a of the Town and Country Planning Act to amend Planning Permission ref: 23/01969/FULL1. The proposed non-material amendment seeks to amend the approved description of development as set out on the signed decision notice dated 25<sup>th</sup> September 2023.

This non-material amendment precedes a subsequent S73 application which will provide further details in respect of the proposed changes.

We acknowledge that the description of development cannot be amended through the S73 process which necessitates this accompanying non-material amendment, as confirmed by previous discussion with the Planning Officer.

For clarity, the following changes to the scheme are proposed:

#### Site Layout

- Removal of lower ground terrace feature within the frontage of the dwelling.

#### Floor Plans

- Lower ground floor removed.
- Stairs within entrance hall removed and ground floor reconfigured.
- Dwelling becomes two-bedroom single storey dwelling.

The proposed amended description of development would therefore read as follows:

*Erection of detached dwelling on land at rear of 26 Copthorne Avenue with associated vehicular access from Knowle Road, on land at rear of 26 Copthorne Avenue.*

## Summary

This non-material amendment application has been made on behalf of the applicant to amend the approved description of development to facilitate amendments through an S73 application.

We trust you have everything you require to validate this application, however, if you require anything further, please do not hesitate to contact me.

Yours sincerely

Liam Sutton  
Planning & Design Manager  
Ashby Design Ltd