

3rd November, 2023

**Site: Brookfield Barn- Land North Of Newlands Delaware Farm Hever Road Edenbridge
Kent TN8 7LD**

Proposal: Non-Material Amendment to 23/01907/MMA- Amendment to 22/02926/CONVAR related to 21/01300/FUL for conversion of existing building to a detached dwelling with associated access and landscaping.

Dear Sir/ Madam,

Please find enclosed revised drawings for a Non-Material Amendment to SE/23/01907/MMA. The following plans are enclosed to address the amendments sought:

1. 22004-P-200C - Proposed Site Plan
2. 20017-P-201B- Proposed Roof Plan
3. 22004-P-300F - Proposed Layouts
4. 22004-P-800D- Proposed Layouts

Amendments sought:

- Deletion of 2 roof lights to the west(front facing) roof slope
- Switched position of en-suite and dressing area to Bed 1
- Obscure glazing to west (front elevation) boot room door
- Deletion of front elevation window serving previous dressing area and continuation of larch cladding
- Bed 3 bi-fold door mechanism altered to sliding (no change in aperture size)
- Right hand glazed panel of the front door altered to be solid panel (no change in aperture size)
- Change to east facing (rear elevation) kitchen window from top hung single casement to French casement (no change in aperture size)
- Bed 2 bi-fold door mechanism altered to sliding (no change in aperture size)
- Utility room/boiler room window reduced to a high-level aperture and continuation of larch cladding beneath
- Reduction in height of the west facing (front elevation) snug windows, with continuation of stone cladding beneath.
- Reduction in height of en-suite and Bed 1 windows, and continuation of stone facing beneath

There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme. It is evident in comparing these proposed amendments with the approved plan, that when considered against the backdrop of the main dwelling, approved fenestration positions and sizes the proposed alterations are very minor and in the main involve a reduction in number or size of openings.

These changes are not considered to result in a material alteration from the development approved under 23/01907/MMA and may be considered a non-material amendment.

Should you require any further information please let me know.

Yours Sincerely

Mrs Emma Gregson

On behalf of Ms K Dixon