

November 2026

[London Borough Of](#) Greenwich  
Planning Department  
The Woolwich Centre  
35 Wellington Street  
London SE18 6HQ

Dear Madam/Sir,

**NON-MATERIAL AMENDMENT APPLICATION UNDER SECTION 96A OF PLANNING PERMISSION  
20/0027/F**

132-136 Powis Street, Woolwich, London, SE18 6NL.

INTRODUCTION

Having started works on site in early October 2023 to enact the consent under reference 20/0027/F, we have discovered several site-specific features which necessitate changes to the consented plans and layout.

Following a telephone call to the planning department by Anthony Thomas on the 23<sup>rd</sup> November 2023 and a conversation with Debbie who subsequently sought advice from Leslie; a planning officer for the team that covers the area in which the property is located, it was suggested that a NMA Application was the best route to take in order to formalise matters.

We therefore make this application on behalf Mr Anthony Thomas, to seek a Non-Material Amendment ('NMA') to planning permission ref: 20/0027/F granted permission on 23<sup>th</sup> November 2020 for :

*"Change of use from retail (A1) to a Public House (A4) at ground floor and basement and 4 self-contained flats (C3) on the 1st-3rd floors together with construction of a second floor rear extension, replacement of the shopfront, installation of an extractor flue on the roof, installation of windows to the rear and side elevations, addition of an external staircase at the site, addition of an inset roof balcony, installation of 1 new rooflight, addition of two new entrances to basement at the side, and provision of associated waste and cycle storage and external amenity space. [RE-CONSULTATION: AMENDED DESCRIPTION AND DRAWINGS - PROPOSAL MERGED WITH APPLICATION 16/3672/F]"*

The purpose of this NMA application is to make subtle changes to the consented scheme so that it could reflect more accurately the current circumstances of the building.

Amendment sought: Minor amendments to the Approved basement, and ground floor and front and rear elevations namely:

1. Few amendments on the basement layout, including the reduction of the size of the middle rear windows to retain as existing.

2. Few amendments on the ground floor layout for a better use of the space. It will also include the deduction of the size of one window at the rear to replicate the one in the basement.
3. Slight relocation of the bins at the front façade to facilitate the residential entrance to the upper's floors, which include a minor change to the façade.

Please, find enclosed:

The set of approved drawings:

- PW-200 GA B – Proposed Basement
- PW-200 GA 00 rev1 - Proposed Ground Floor
- PW-200 EL S - Proposed South Elevation (Front)
- PW-200 EL N rev2 - Proposed North Elevation (Rear)

The set of substitutes amended plans:

- PWNMA-200 GA B – Proposed Basement
- PWNMA-200 GA 00 - Proposed Ground Floor
- PWNMA-200 EL S - Proposed South Elevation (Front)
- PWNMA-200 EL N - Proposed North Elevation (Rear)

### **Proposed Non-Material Amendment and Planning Considerations**

Within the guidance set out in the Planning Practice Guidance (2014), there is no statutory definition of a 'non-material amendment'. It states that the nature of the amendment will depend on the context of the overall scheme. Section 96A of the Town and Country Planning Act 1990 (as amended) allows a non-material amendment to be made to an existing planning permission via a simple application procedure with a quick decision time.

The amendments proposed are minor and necessary to facilitate and improve the use of the floors.

Overall, it is considered that the amendments proposed do not materially change the consented scheme and can therefore be considered as non-material:

1. The new proposal is not significant in terms of its size and scale
2. The amendments proposed do not change noticeably the original approved.
3. The amendments proposed do not impact on the amenity of occupiers of adjoining properties
4. Any third party or body who participated in or were informed of the original decision won't be disadvantaged in any way with the proposed changes.
5. The proposal is not contrary to any planning policy of the Council

Therefore, according to the Planning Practice Guidance, the proposed changes can be considered a non-material minor amendment and we duly make this application.

We trust the enclosed is in order and look forward to receiving acknowledgement of its registration in due course.

In the meantime, please do not hesitate to contact Maria Gallego Lopez, on the above contact details should you have any queries or require any additional information.