

# FERNHAM HOMES

Planning Department  
Sevenoaks District Council  
Argyle Road  
Sevenoaks  
Kent  
TN13 1HG

***Submitted online via Planning Portal***

28 November 2023

Dear Sir/Madam,

**SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 - NON MATERIAL AMENDMENT APPLICATION TO PLANNING PERMISSION 22/01785/FUL TO AMEND CONDITION 2 (APPROVED PLANS).**

**GARAGES AT CHEYNE WALK, BRAMBLEFIELD CLOSE, LONGFIELD, DA3 7RN**

I write to seek a non-material amendment to planning permission 22/01785/FUL at Garages at Cheyne Walk Bramblefield Close Longfield Kent.

Full planning permission ref. 22/01785/FUL was approved in February 2023 for the following development:

*“Demolition of detached garage block, erection of a three storey apartment block and reconfiguration of a surplus garages to create a new bin and cycle store”.*

Condition 2 of this permission requires the development to be carried out in accordance with a list of approved documents. Following the grant of planning permission, and a review of the energy strategy, a non-material change is required to the proposed scheme. Fernham Homes therefore seek to amend the approved plan ‘Sustainability Plan - 4265/P008’ to reflect these changes, which are set out below.

Revised Energy Strategy and Sustainability Plan

The approved energy strategy is summarised below:

- Renewable energy through the adoption of roof mounted solar panels on the roof and,
- Electric Vehicle charging points to each car parking space.

The approved strategy is based on the implementation of gas boilers, and therefore renewable energy via roof mounted solar panels.

Following a review of the energy strategy, it is deemed that air source heat pumps will be more energy efficient and have better renewable credentials compared to gas boilers.

Air source heat pumps are a relatively new form of renewable energy technology, and they use electricity to extract heat from the air and pump it into the home. This thermal energy can be used to heat water supply and keep the home warm. Air source heat pumps are also more economical in terms of running costs for future occupiers.

# FERNHAM HOMES

Fernham Homes are therefore providing air source heat pumps rather than gas boilers, and in turn the solar panels are no longer required.

This non-material amendment therefore proposes to amend approved plan 'Sustainability Plan - 4265/P008' to show no solar panels and reference that air source heat pumps will be provided as the renewable energy solution.

Drawing Sustainability Plan - 4265/P008 is to be superseded and replaced by '4265/P008a'.

To confirm, electric vehicle charging points are still to be provided to each car parking space.

Overall, the proposed changes have a minimal impact and do not materially alter the character of the development.

The National Planning Practice Guidance ('NPPG') provides that there is no statutory definition of 'non-material', and that the local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under Section 96A of the Act (Paragraph: 002 Reference ID: 17a-002-20140306).

In this context, the proposed changes have a minimal impact and do not materially alter the development. They are therefore considered non-material having regard to the advice contained within the NPPG.

I trust that the above is sufficient to consider this non-material amendment application, and I look forward to receiving confirmation of its validation in due course. In the meantime, should you have any queries or require any further information please do not hesitate to contact me.

Yours faithfully,

**Danielle Drake**  
Development Manager

Direct Email: [Danielle.drake@fernham-homes.co.uk](mailto:Danielle.drake@fernham-homes.co.uk)